



MEMORANDUM **Planning Division – CC Memo No. 15-058**

DATE: APRIL 16, 2015

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: PDP14-0014 KYRENE 202 BUSINESS PARK

Request: Preliminary Development Plan approval for a comprehensive sign package

Location: Northwest corner of Kyrene and Frye roads

Applicant: Jeremy Lear; Evolution Design, Inc.

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the Preliminary Development Plan (PDP) request to be consistent with the Planned Area Development (PAD) zoning, recommend approval subject to conditions.

BACKGROUND

The subject site is located at the northwest corner of Kyrene and Frye roads. The site has three street frontages with Gila Springs Place along the north, Kyrene Road along the east, and the future Frye Road alignment along the south. Along the west side of the site is an SRP canal. The site received PAD zoning and PDP approval from Council in 2013. Uses for the property include light industrial, warehouse, office, and support retail uses. At the time of zoning approval a sign package was included; however, the provisions were minor and did not contemplate warehouse/commercial uses. The request is to modify the sign package bringing the development into greater consistency with similar developments.

The comprehensive sign package only includes building mounted signage and does not include modifications to the monument signs. Currently, the building mounted signage allows for black pan or reverse-pan channel lettering only, with limited sign band areas depending upon the

April 16, 2015

number of tenants. The request seeks the ability to provide color lettering, in lieu of the black only, as well as expanding the ability to provide different letter illumination types, combine signage areas (if a single user), and increase the number of sign band areas for multiple building users (allowing for a single sign band on the each side of the building). The sign package continues to meet the requirements for signage as outlined in the *Additional Quality Standards* section of the Zoning Code pertaining to signage.

DISCUSSION

Planning Staff supports the comprehensive sign package citing that with the modifications proposed, the sign package presents a quality design that is commensurate with other developments of similar nature, and maintains consistency with the necessary quality standards for signage.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Monday, March 16, 2015; two neighbors attended and offered general support.
- As of the writing of this memo, Planning Staff has received emails from one neighbor within the general vicinity seeking clarification of the request and wanting to ensure that billboard signs were not part of the request. Additionally, Planning Staff received a phone call from a resident on the east side of Kyrene Road expressing concerns with the illumination of the site and whether or not additional landscaping may be added to the City's retention basin that is along the east side of Kyrene Road. The residents offered no opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 2 (Baron, Wastchak)

One neighbor spoke at the Commission hearing citing concerns with lighting from the development and how residents east of Kyrene Road are concerned with light flooding into their backyards. The developer will be adding light shields for the eastern most parking lot lights. Additionally, Planning Staff is working with our Landscaping Coordinator to add additional landscaping in the City's retention basin along the east side of Kyrene Road.

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval PDP14-0014 KYRENE 202 BUSINESS PARK, PDP approval for a comprehensive sign package, subject to the following conditions:

1. Development shall be in substantial conformance with the attached exhibits, and kept on file in the City of Chandler Planning Services Division, in File No. PDP14-014, except as modified by condition herein.
2. Raceway signage shall be prohibited within the development.

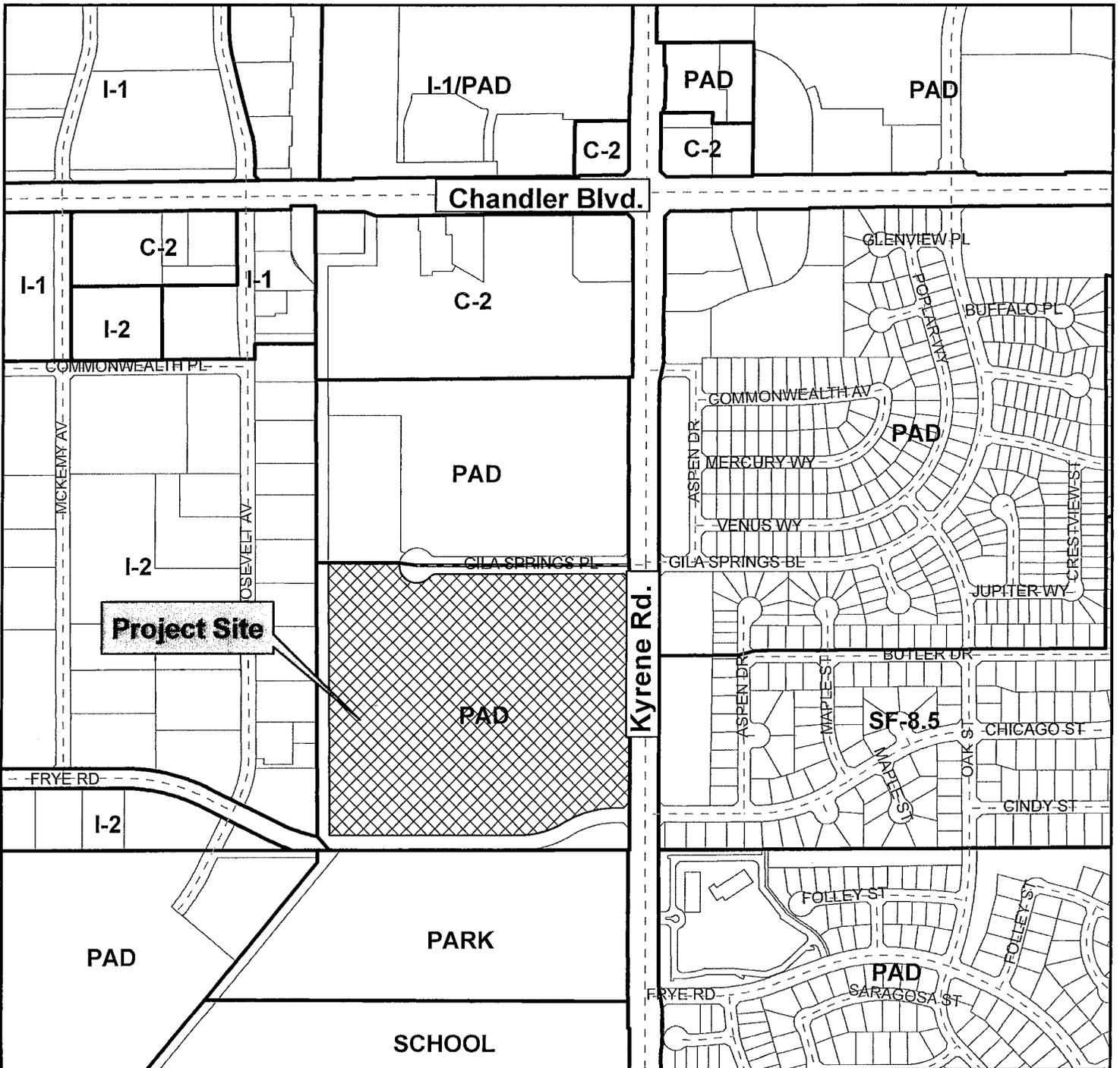
3. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

PROPOSED MOTION

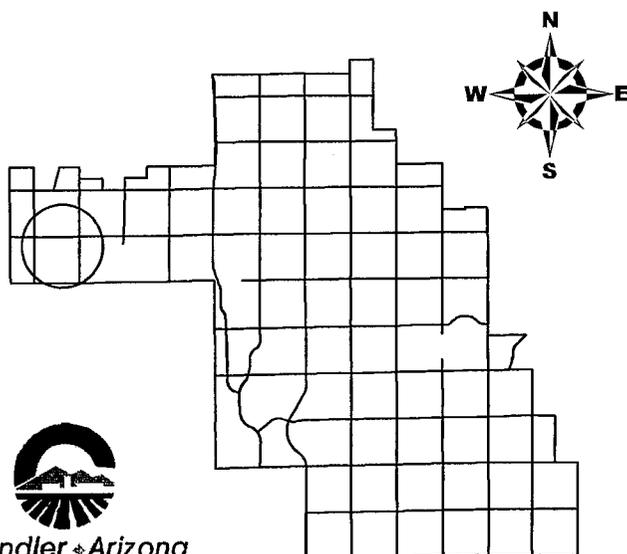
Move to approve PDP14-0014 KYRENE 202 BUSINESS PARK, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Sign Package Exhibits

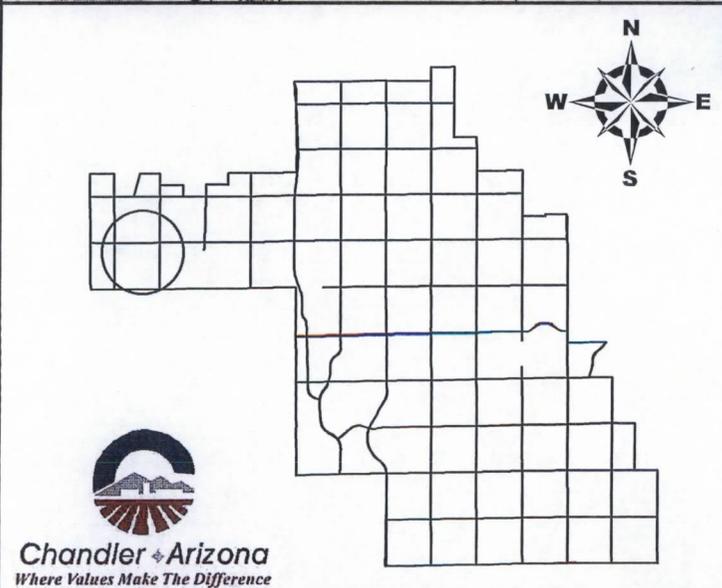


Vicinity Map



PDP14-0014

Kyrene 202 Business Park



Vicinity Map



PDP14-0014

Kyrene 202 Business Park



Kyrene 202 Business Park
Kyrene Road & Gila Springs Place
Chandler, Arizona



6-28-12
11043-PAD SITE-PHASING



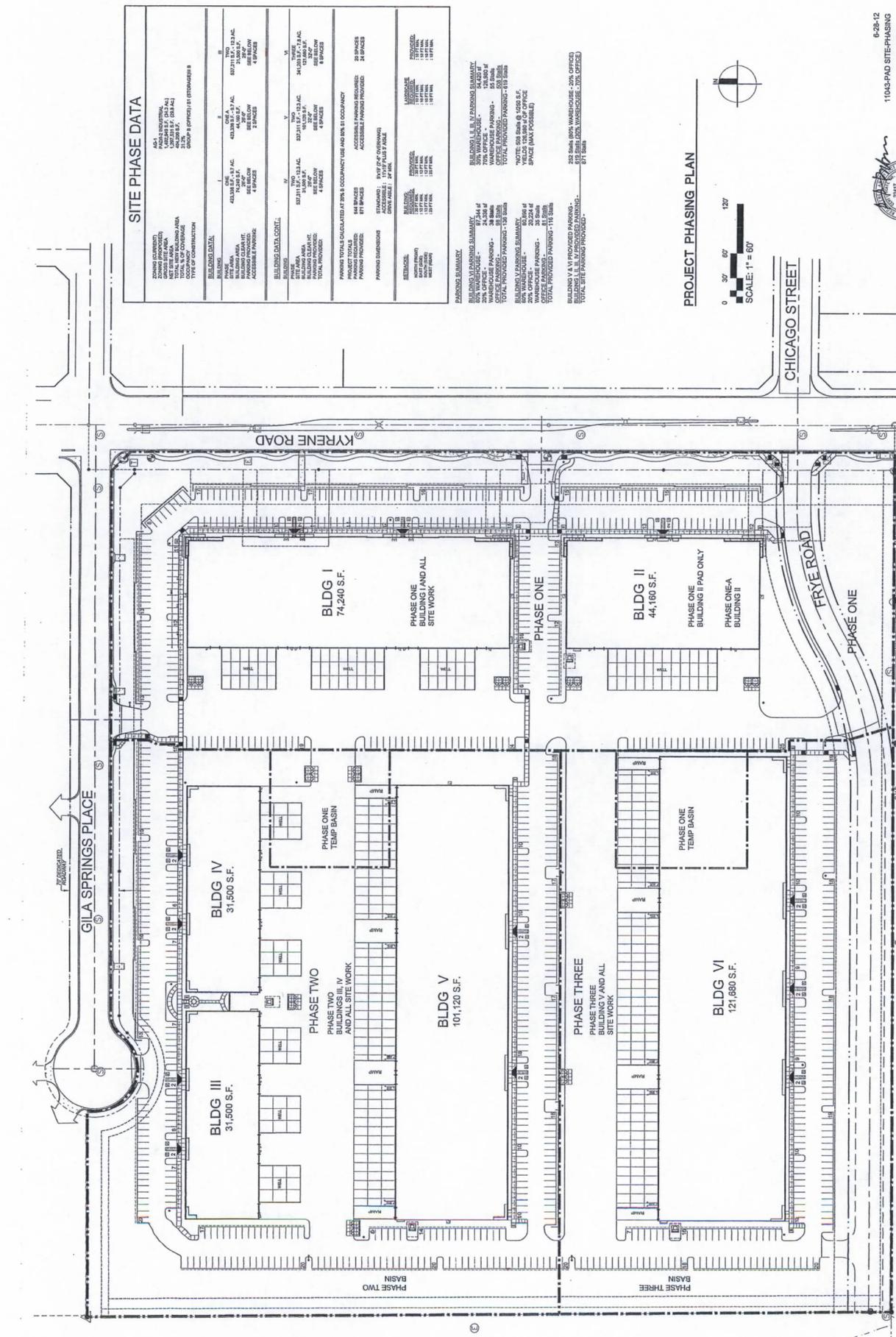
BUILDING DATA		BUILDING DATA		BUILDING DATA	
BLDG	TYPE	BLDG	TYPE	BLDG	TYPE
BLDG I	OFFICE	BLDG II	OFFICE	BLDG III	OFFICE
74,240 S.F.		44,160 S.F.		31,500 S.F.	
<p>PHASING DATA</p> <p>PHASE ONE: BLDG I AND ALL SITE WORK</p> <p>PHASE TWO: BLDG II, III, IV AND ALL SITE WORK</p> <p>PHASE THREE: BLDG V AND ALL SITE WORK</p> <p>PHASE FOUR: BLDG VI AND ALL SITE WORK</p>					

BUILDING DATA		BUILDING DATA		BUILDING DATA	
BLDG	TYPE	BLDG	TYPE	BLDG	TYPE
BLDG V	OFFICE	BLDG VI	OFFICE	BLDG VII	OFFICE
101,120 S.F.		121,660 S.F.		31,500 S.F.	

BUILDING DATA		BUILDING DATA		BUILDING DATA	
BLDG	TYPE	BLDG	TYPE	BLDG	TYPE
BLDG VIII	OFFICE	BLDG IX	OFFICE	BLDG X	OFFICE
31,500 S.F.		31,500 S.F.		31,500 S.F.	

BUILDING DATA		BUILDING DATA		BUILDING DATA	
BLDG	TYPE	BLDG	TYPE	BLDG	TYPE
BLDG XI	OFFICE	BLDG XII	OFFICE	BLDG XIII	OFFICE
31,500 S.F.		31,500 S.F.		31,500 S.F.	

BUILDING DATA		BUILDING DATA		BUILDING DATA	
BLDG	TYPE	BLDG	TYPE	BLDG	TYPE
BLDG XIV	OFFICE	BLDG XV	OFFICE	BLDG XVI	OFFICE
31,500 S.F.		31,500 S.F.		31,500 S.F.	



PROJECT PHASING PLAN

CHICAGO STREET

FRYE ROAD

KYRENE ROAD

GILA SPRINGS PLACE

PHASE ONE

PHASE TWO

PHASE THREE

PHASE FOUR

BLDG I

BLDG II

BLDG III

BLDG IV

BLDG V

BLDG VI

PHASE ONE TEMP BASIN

PHASE TWO TEMP BASIN

PHASE THREE TEMP BASIN

PHASE ONE AND ALL SITE WORK

PHASE TWO AND ALL SITE WORK

PHASE THREE AND ALL SITE WORK

PHASE FOUR AND ALL SITE WORK

BLDG I AND ALL SITE WORK

BLDG II AND ALL SITE WORK

BLDG III AND ALL SITE WORK

BLDG IV AND ALL SITE WORK

BLDG V AND ALL SITE WORK

BLDG VI AND ALL SITE WORK

BLDG VII AND ALL SITE WORK

BLDG VIII AND ALL SITE WORK

BLDG IX AND ALL SITE WORK

BLDG X AND ALL SITE WORK

BLDG XI AND ALL SITE WORK

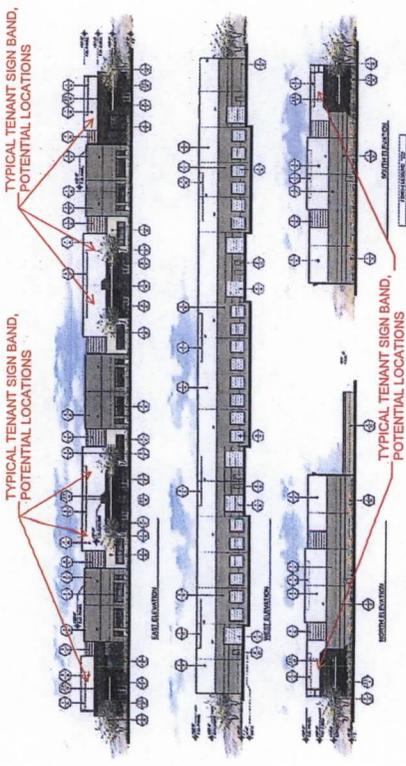
BLDG XII AND ALL SITE WORK

BLDG XIII AND ALL SITE WORK

BLDG XIV AND ALL SITE WORK

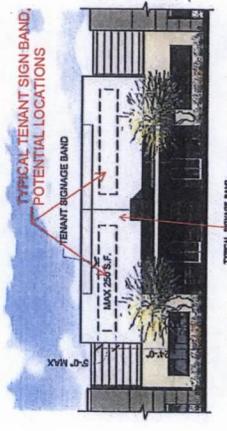
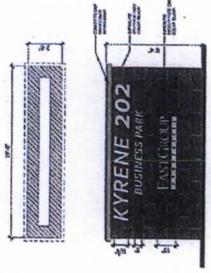
BLDG XV AND ALL SITE WORK

BLDG XVI AND ALL SITE WORK



EASTGROUP
COMMERCIAL REAL ESTATE

Kyrene 202 Business Park
Kyrene Road & Gila Springs Place
Chandler, Arizona



Kyrene 202 Business Park
Kyrene Road & Gila Springs Place
Chandler, Arizona



**OPTIONAL CENTER SIGN BAND
(SINGLE SIGN PER DUAL
ENTRY) FOR FULL BUILDING
USER**

evolution design
21 W. 3rd Street
Suite 105
Tucson, AZ 85701
Telephone: 602-521-0800
Fax: 602-521-1801



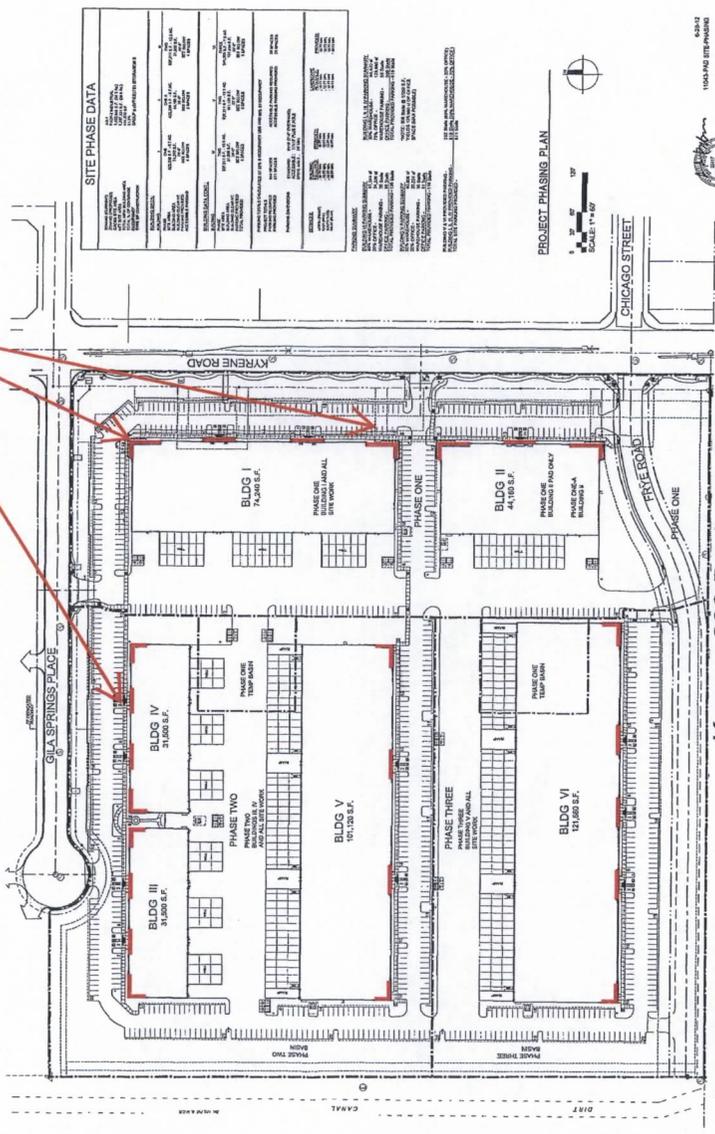
SITE PLAN & BUILDING SIGN LOCATIONS
KYRENE 202 BUSINESS PARK
150 / 200 SOUTH KYRENE ROAD
CHANDLER, ARIZONA

REVISIONS
REV: 01-12-15

DESIGNED BY
JCL
10.16.14
N.T.S.

ESTIMATED
34025.00
PER SQUARE
FOOT

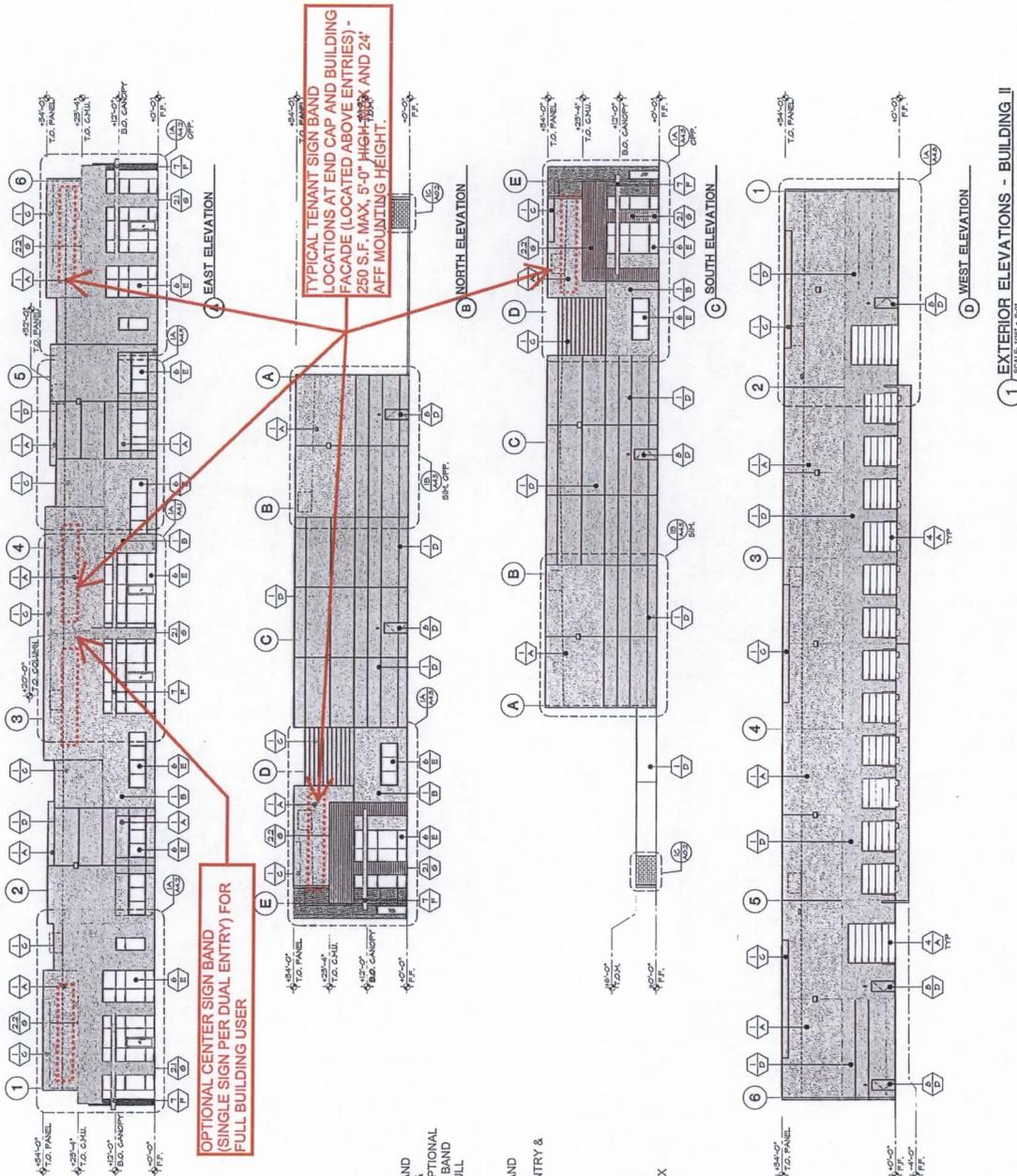
**TYPICAL TENANT SIGN BAND
LOCATIONS AT END CAP AND BUILDING
FACADE (LOCATED ABOVE ENTRIES)**



Kyrene 202 Business Park
Kyrene Road & Gila Springs Place
Chandler, Arizona

EASTGROUP
PROPERTIES





BUILDING SIGNAGE MATRIX

SIGN TYPE:
INDUSTRIAL SINGLE TENANT

SIGN TYPE:
INDUSTRIAL MULTI-TENANT

LOCATION:
WITHIN DESIGNATED ARCHITECTURAL SIGN BAND BUILDING END CAPS / OPTIONAL SINGLE, CENTERED SIGN BAND AT DUAL ENTRIES FOR FULL BUILDING USER

LOCATION:
WITHIN DESIGNATED ARCHITECTURAL SIGN BAND ABOVE ESTABLISHED, ADJACENT MAIN ENTRY & BUILDING END CAPS

SIGN AREA: 2 S.F. PER LINEAL FOOT OF BUILDING FRONTAGE NOT TO EXCEED 250 S.F.

MAXIMUM LETTER HEIGHT: 15% OF BUILDING WALL HEIGHT, LOGOS SHALL BE 10% OR LESS OF ALLOWABLE SIGN AREA

SIGN TYPE/COLOR:
CUSTOM COLOR CABED METAL/ACRYLIC PAN CHANNEL LETTERS STOOD OFF FROM BUILDING 2" MAX FACE & LIGHTING (OPTIONAL). MAXIMUM DISTANCE WIDTH OF SIGN FROM BUILDING TO BE 0-8".



evolution design
51 W. 3rd Street
Suite 115
Tempe, AZ 85281
Telephone 480-951-0000
Fax 480-951-0001

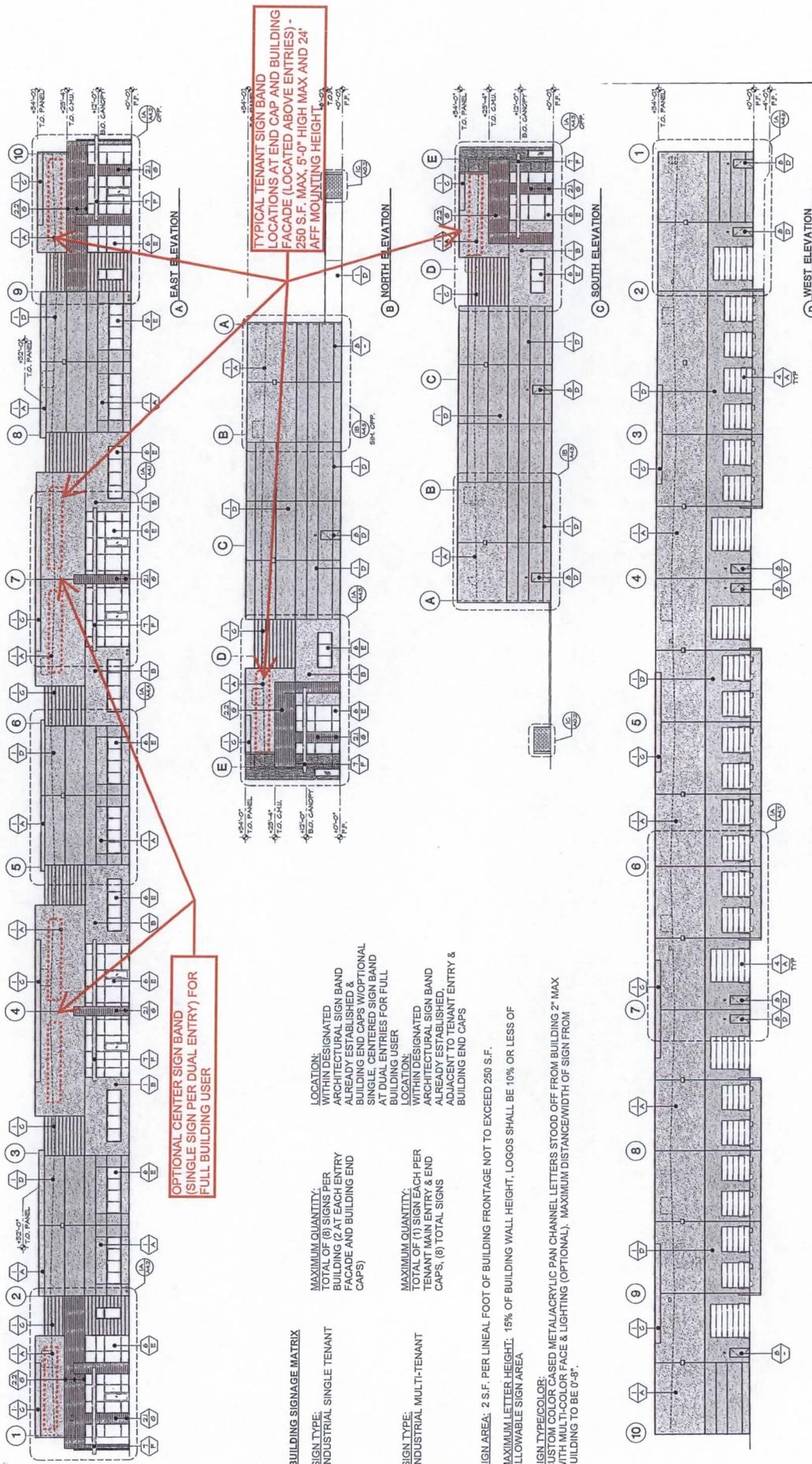
BUILDING ELEVATIONS & SIGN LOCATIONS
KYRENE 202 BUSINESS PARK
150 / 200 SOUTH KYRENE ROAD
CHANDLER, ARIZONA

REVISIONS

REV: 1-01-12-15	BY: JKL	DATE: 10/16/14

DESIGNED BY: JKL
DRAWN BY: JKL
DATE: 10/16/14
SCALE: 1/8" = 1'-0"
NTS.

1 EXTERIOR ELEVATIONS - BUILDING II



1 EXTERIOR ELEVATIONS - BUILDING I
SCALE: 1/4" = 1'-0"

BUILDING SIGNAGE MATRIX

SIGN TYPE:
INDUSTRIAL SINGLE TENANT

SIGN TYPE:
INDUSTRIAL MULTI-TENANT

MAXIMUM QUANTITY:
TOTAL OF (8) SIGNS PER BUILDING (2 AT EACH ENTRY FACADE AND BUILDING END CAPS)

MAXIMUM QUANTITY:
TOTAL OF (1) SIGN EACH PER TENANT MAIN ENTRY & END CAPS, (8) TOTAL SIGNS

LOCATION:
WITHIN DESIGNATED ARCHITECTURAL SIGN BAND ALREADY ESTABLISHED & BUILDING END CAPS W/OPTIONAL SINGLE, CENTERED SIGN BAND AT DUAL ENTRIES FOR FULL BUILDING USER

LOCATION:
WITHIN DESIGNATED ARCHITECTURAL SIGN BAND ALREADY ESTABLISHED, ADJACENT TO TENANT ENTRY & BUILDING END CAPS

SIGN AREA: 2 S.F. PER LINEAL FOOT OF BUILDING FRONTAGE NOT TO EXCEED 250 S.F.

MAXIMUM LETTER HEIGHT: 15% OF BUILDING WALL HEIGHT, LOGOS SHALL BE 10% OR LESS OF ALLOWABLE SIGN AREA

SIGN TYPE/COLOR:
CUSTOM COLOR CASED METAL/ACRYLIC PAN CHANNEL LETTERS STOOD OFF FROM BUILDING 2" MAX WITH MULTI-COLOR FACE & LIGHTING (OPTIONAL), MAXIMUM DISTANCE WIDTH OF SIGN FROM BUILDING TO BE 0'-8".



evolutiondesign

interior architecture
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FAX: 480-966-0801

BUILDING ELEVATIONS & SIGN LOCATIONS
KYRENE 202 BUSINESS PARK
150 / 200 SOUTH KYRENE ROAD
CHANDLER, ARIZONA

REVISIONS

REV#	DATE	DESCRIPTION
REV#11-01-12	12/15	REVISED

DESIGNED BY
DRAWN BY
CHECKED BY
DATE
SCALE
PROJECT NO.