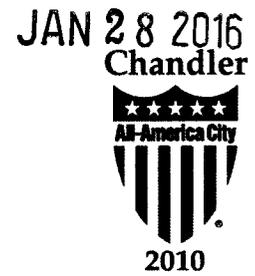




#13



MEMORANDUM Planning Division – CC Memo No. 16-010

DATE: JANUARY 28, 2016
TO: MAYOR AND COUNCIL
THRU: MARSHA REED, ACTING CITY MANAGER [signature]
JEFF KURTZ, PLANNING ADMINISTRATOR [signature]
KEVIN MAYO, PLANNING MANAGER [signature]
FROM: JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER [signature]
SUBJECT: PDP15-0006 SAN TAN PLAZA

Request: Preliminary Development Plan (PDP) approval to allow additional freestanding multi-tenant monument signs for an existing development
Location: Northwest corner of Arizona Avenue and Willis Road
Applicant: Signs Plus, Chris Totten & Gary Johnson
Project info: Two additional 14 foot high freestanding monument signs with three tenant panels each

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan (PDP) subject to conditions.

BACKGROUND

The subject site is the existing San Tan Plaza commercial retail center located at the northwest corner of Arizona Avenue and Willis Road. The site was originally developed with a Kohl's department store. Another retail building occupied by Planet Fitness developed later east of Kohl's and inline shops developed along Arizona Avenue. Recently, a WinCo Foods Store developed on the west end of the center. The original zoning approval included a comprehensive sign package for building mounted signage and freestanding monument signs. A freeway monument sign and two freestanding monument signs were approved and developed. The 65 foot high freeway monument sign is located behind the WinCo Food Store building along the Loop 202 Santan Freeway and includes four tenant panels. The two freestanding monument

January 28, 2016

signs are 14 feet in height with three tenant panels each. One monument is located off the center's Arizona Avenue entrance and the other sign is located off the most western Willis Road entrance.

The request is to allow the addition of two more 14-foot high, three-tenant panel freestanding monument signs. One additional sign will be located along Arizona Avenue near the intersection of the Loop 202 Santan Freeway and Arizona Avenue. The second sign will be located near the intersection of Arizona Avenue and Willis Road.

The architecture of the monument signs and the design of the tenant panels will match the existing signs; however, the tenant panels lettering will be upgraded to provide 3/4-inch routed-out push-through lettering to provide dimension to the side elevations of the panels. The two existing freestanding monument signs' panels will eventually be upgraded to include 3/4-inch routed-out push-through lettering. The applicant has received agreements in writing from all the property owners in the San Tan Plaza development in regards to upgrading the tenant panels. The property owners routinely update their tenant panels every few years or so. The tenant panels on the two existing monument signs will be updated within the next 5 years from the date of Council approval.

A new feature for the proposed monument signs is the use of solar panels. The solar panels will power the two new signs. The Willis Road sign's solar panel is located behind the proposed sign with screening from existing utility cabinets and existing trees thus not as visible from Arizona Avenue. The Arizona Avenue solar panel is represented as visible along the street frontage; however, Condition No. 6 is recommended to ensure the solar panel is relocated and screened from street view.

DISCUSSION

Planning Staff finds the proposed addition of two freestanding monument signs with three tenant panels each to be appropriate for this site. The site is a regional commercial center off of the freeway and an arterial street as well as almost a 1/4-mile in length along Willis Road. The development's visibility is limited along Arizona Avenue due to the alignment of the freeway and grade differential off of Arizona Avenue. In addition, the buildings are setback over 500 feet from Willis Road which affects visibility from Arizona Avenue. Finally, the amount of freestanding signs is consistent with the regional commercial center on the opposite side of Arizona Avenue.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed on November 17, 2015, in lieu of a neighborhood meeting due to the nature of the application request limited to monument signs consistent with the design and height of existing signs.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 2 (Cunningham, Pridemore)

RECOMMENDED ACTION

Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan, subject to the following conditions:

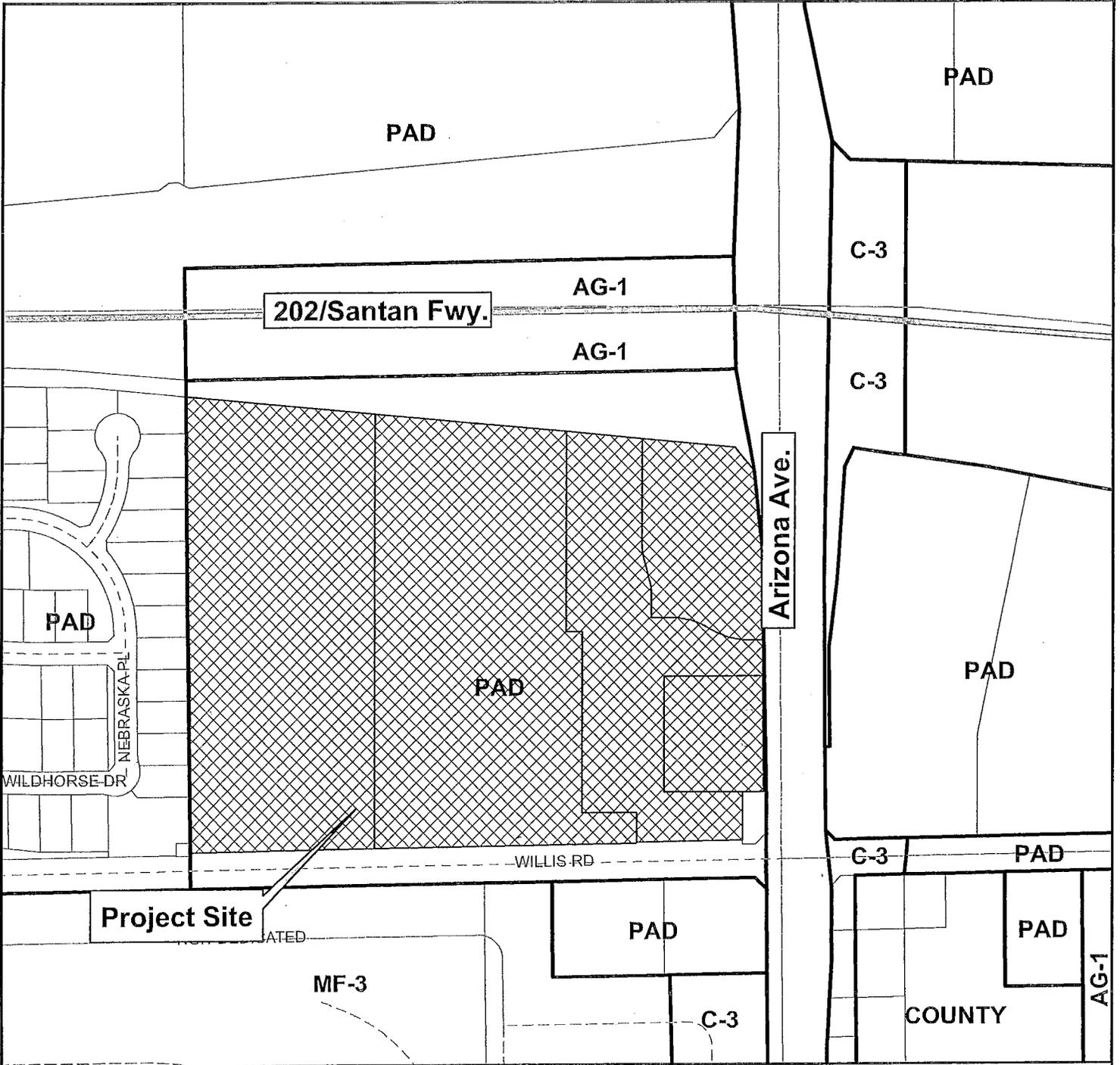
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "San Tan Plaza", kept on file in the City of Chandler Planning Division, in File No. PDP15-0006, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3396 in case DVR02-0017 KOHL'S CENTER, except as modified by condition herein.
3. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
4. 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.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
6. The applicant shall work with Planning Staff to relocate the solar panel associated with the northernmost Sign A. The solar panel shall be relocated north of the adjacent retail buildings.

PROPOSED MOTION

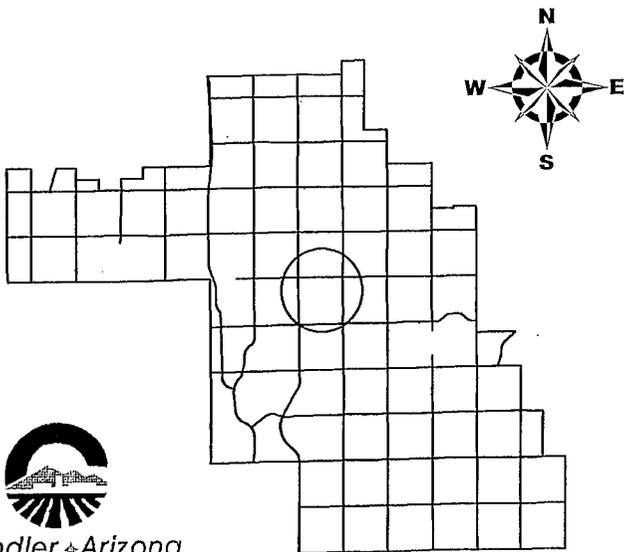
Move City Council approve Preliminary Development Plan PDP15-0006 SAN TAN PLAZA for freestanding monument signs, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Signage Location Site Plan
3. Monument Sign Exhibit
4. Ordinance No. 3396
5. Development Booklet, Exhibit A



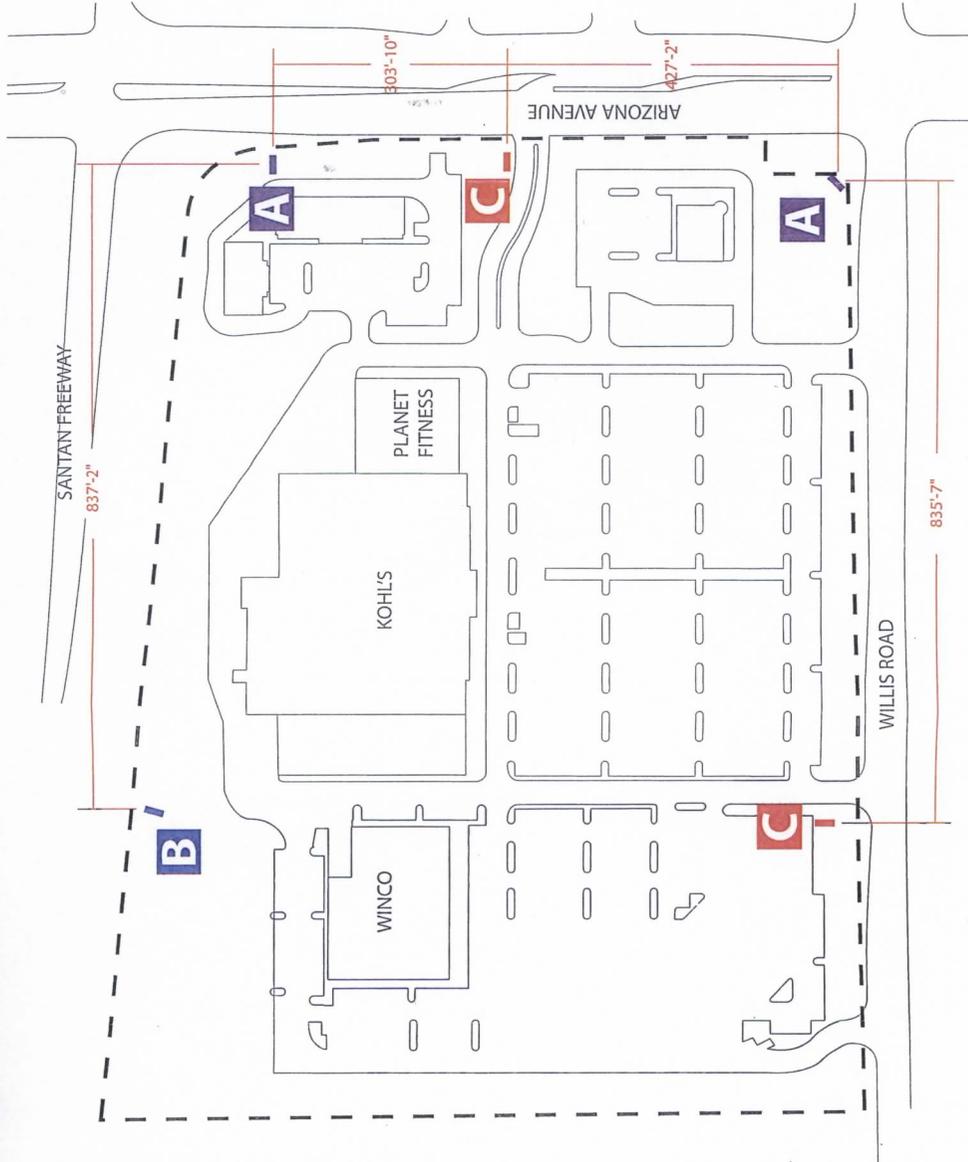
Vicinity Map



PDP15-0006

San Tan Plaza

Site Plan



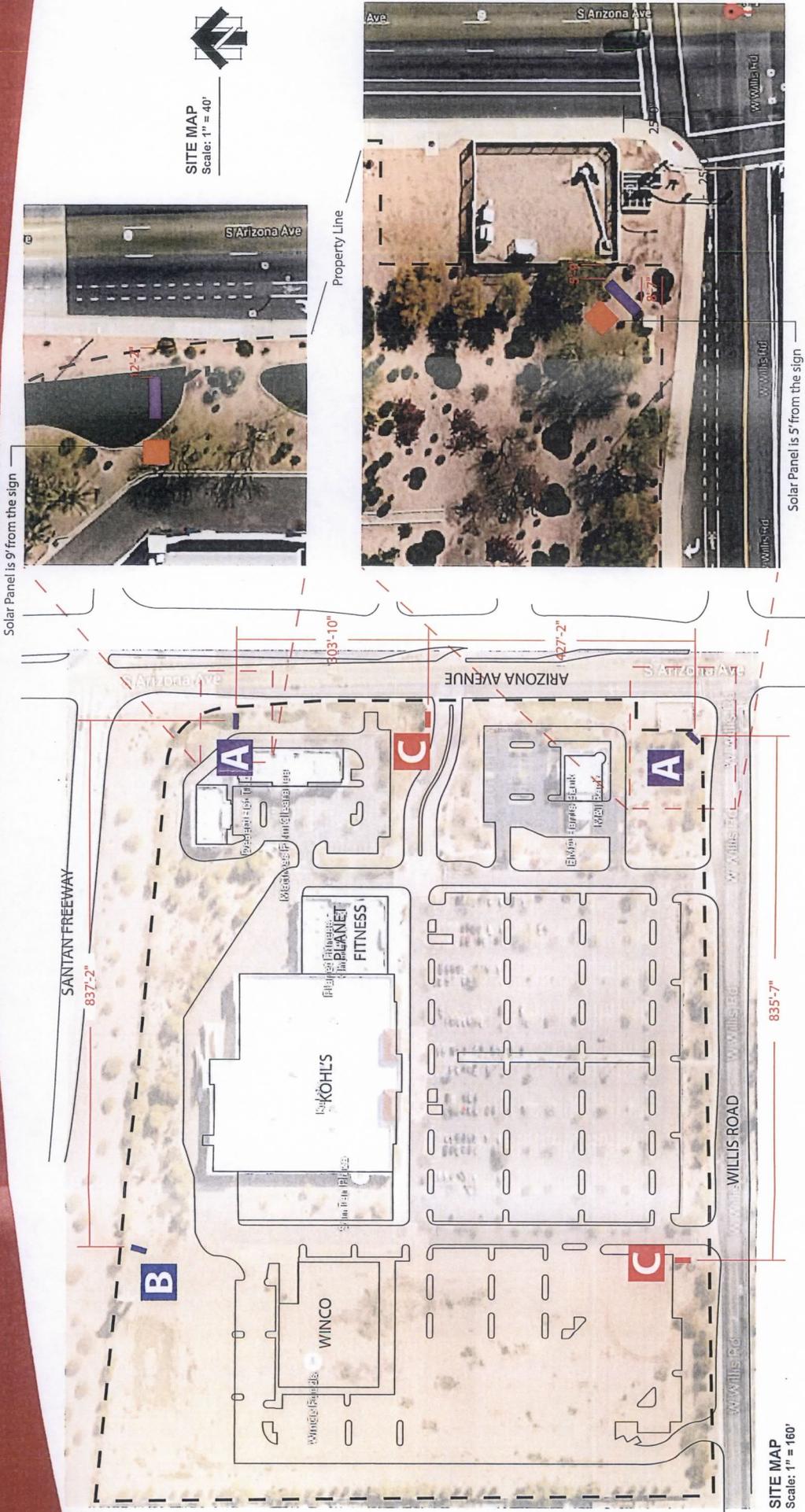
SITE MAP
Scale: 1" = 160'



SIGN	HEIGHT	PANELS	QUANTITY
A - Proposed Monuments Signs	14'	3	2
B - Existing Freeway Sign	65'	4	1
C - Existing Monument Signs	14'	3	2

San Tan Plaza

Site Plan



The location of the solar panel on the Northwest corner of Arizona Ave. and Willis Road in relation to the sign at the intersection, reference that the panel is 11 feet high and 10'-9" wide and located to the west of the sign so that it will be partially hidden and not along the street frontage.

San Tan Plaza

Proposed Monument Sign 1 (Located on Arizona Ave.)



A DOUBLE FACED MONUMENT DISPLAY Scale: 3/8" = 1'-0"

Fabricate & install one (1), aluminum constructed monument sign. The sign will match the existing signs as close as possible. The sign will have routed aluminum monument panels backed with white plex and 3/4" clear push thru copy. The panels will be painted corporate colors (to be determined). The brick and the stone block will match as close as possible.

San Tan Plaza

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.

Proposed Monument Sign 2 (Located on the corner of Willis Road and Arizona Ave.)



A SINGLE FACED MONUMENT DISPLAY Scale: 3/8" = 1'-0"

Fabricate & install one (1) aluminum constructed monument sign. The sign will match the existing signs as close as possible. The sign will have routed aluminum monument panels backed with white plex and 3/4" clear push thru copy. The panels will be painted corporate colors (to be determined). The brick and the stone block will match as close as possible.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.

San Tan Plaza

ORDINANCE NO. 3396

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO PAD COMMERCIAL WITH A PRELIMINARY DEVELOPMENT PLAN (DVR02-0017 KOHL'S CENTER) 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 notice of such hearing was posted on the property at least seven (7) days prior to said 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 AG-1 to PAD (Commercial) with a Preliminary Development Plan, subject to the following conditions:

1. Right-of-way dedications to achieve full half widths for Willis Road and Arizona Avenue, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Applicant shall participate in the south-half improvements of Willis Road at a 50% contribution for the length of the project.
3. Undergrounding of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with City adopted design and engineering standards. The above ground utility

poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. Construction shall commence above foundation walls within two (2) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
7. A revised Traffic Study shall be submitted and approved prior to issuance of any building permit and all improvements.
8. Development shall participate in the construction of a traffic signal to be located at the intersection of Willis Road and Arizona Avenue and Willis Road and Alma School Road at a level to be determined by the City Engineer.
9. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Kohl's Santan Plaza", kept on file in the City of Chandler Planning Services Division, in File No. DVR02-0017, except as modified by condition herein.
10. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.
11. Proposed colored concrete driveway entrances, intersections and building entrances are to utilize a cobblestone pattern or similar pattern to provide traffic calming.
12. Proposed 8-foot high wall along west property line parking area to be relocated to the west property line.
13. The freestanding pads shall carry an architectural level of detail similar to front facades of the main Kohl's/Retail "A" building.

14. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
15. 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. Cabinet signs and direct lighting is prohibited.
16. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas. In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Kohl's Santan Plaza development shall use treated effluent to maintain open space, common areas, and landscape tracts.

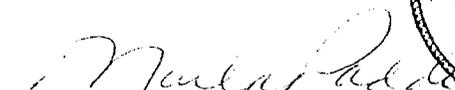
17. The development shall provide sound attenuation measures in accordance with ADOT standard details and requirements. Any noise mitigation, if required, is the responsibility of the development.
18. Within 30 days of the effective date of the Final Adoption of the rezoning ordinance, the applicant shall post a 4' x 8' sign for property zoned for commercial use, conspicuous to the (existing or prospective) single-family subdivision that adjoins this site, advising the following: "This property has been zoned for other than single-family use. Current information regarding the development potential can be obtained from the City of Chandler Planning Services Division, (480) 782-3000". Sign shall have white background and black lettering.
19. All loading docks shall be recessed and screened from all arterial streets and the Santan Freeway by an 8' high screen wall.
20. Future use of pad sites for fast food shall be approved through a PDP amendment before the Planning Commission and City Council.
21. Trash enclosures shall meet City Standards.
22. The Monument Signs shall provide decorative panels on all unleased future tenant name areas of the sign.
23. Remove note #19 from Landscape Plan.

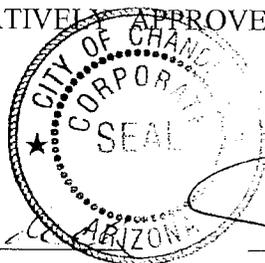
SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

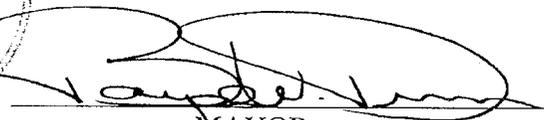
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 12th day of September 2002.

ATTEST:


CITY CLERK

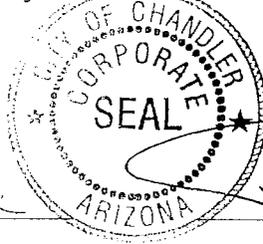


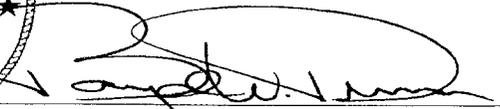

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 26th day of September 2002.

ATTEST:

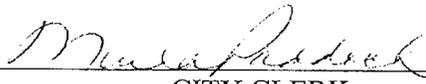

CITY CLERK




MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3396 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 26th day of September 2002, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED:

EXHIBIT "A"
CONTINENTAL PROPERTIES
ARIZONA AVENUE AND WILLIS ROAD
32 ACRE PARCEL GROSS LEGAL DESCRIPTION

That portion of the Southeast quarter of the Northeast quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the southeast corner of said Northeast quarter;

Thence South 89 degrees 04 minutes 27 seconds West, along the south line of said Northeast quarter, a distance of 1312.62 feet to the southwest corner of said Southeast quarter of the Northeast quarter;

Thence North 00 degrees 38 minutes 31 seconds West, along the west line of said Southeast quarter of the Northeast quarter, a distance of 1077.14 feet to the south line of the north 247.50 feet to said Northeast quarter;

Thence North 89 degrees 04 minutes 16 seconds East, along said south line, a distance of 1317.77 feet to the east line of said Northeast quarter;

Thence South 00 degrees 22 minutes 04 seconds East, along said east line, a distance of 1077.25 feet to the **POINT OF BEGINNING**.

EXCEPT That portion thereof described as follows:

BEGINNING at the southeast corner of said Northeast quarter;

Thence South 89 degrees 04 minutes 27 seconds West, along the south line of said Northeast quarter, a distance of 85.00 feet to the west line of the east 85.00 feet thereof;

Thence North 00 degrees 22 minutes 04 seconds West, along said west line, a distance of 148.01 feet to the north line of the south 148.00 feet of said Northeast quarter;

Thence North 89 degrees 04 minutes 27 seconds East, along said north line, a distance of 85.00 feet to the east line of said Northeast quarter;

Thence South 00 degrees 22 minutes 04 seconds East, along said east line, a distance of 148.01 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1,404,097.3918 Sq. Ft. (32.2336 acres) more or less.

Prepared by: CMX
Project No. 6708
July 02, 2002

