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3
NOV 10 2016



MEMORANDUM

Planning Division – CC Memo No. 16-110

DATE: NOVEMBER 10, 2016

TO: MAYOR AND COUNCIL

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

FROM: SUSAN FIALA, AICP, CITY PLANNER *SF*

SUBJECT: DVR16-0021 WARNER PROFESSIONAL CENTER
Introduction and Tentative Adoption of Ordinance No. 4723

Request: Rezoning from Planned Commercial Office (PCO) district to Planned Area Development (PAD) for PCO uses, along with a Preliminary Development Plan (PDP) for signage

Location: 1257 W. Warner Road, west of the southwest corner of Warner and Alma School roads

Applicant: Rob Hehlen, The Hehlen Company, LLC

Project Info: Approximately 1.2 acres, two multi-tenant office buildings

RECOMMENDATION

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

BACKGROUND

Warner Professional Center is an existing office development located at 1257 W. Warner Road, west of the southwest corner of Warner and Alma School roads. In 1983, the property received Council approved Planned Commercial Office (PCO) District zoning as part of a six-acre development. As time passed, the surrounding PCO parcels, in the original development, were rezoned while this parcel maintained its PCO zoning designation.

The request is for rezoning from Planned Commercial Office (PCO) district to Planned Area Development (PAD) for PCO uses, along with a Preliminary Development Plan (PDP) for signage.

The rezoning maintains the permitted PCO land uses as listed in the Section 35-2901 of the Zoning Code. Section 39-9.6 PCO District of the Sign Code permits one sign per lot or parcel and directional signs. The one sign may be wall-mounted or low-profile. An existing, low-profile freestanding sign, containing the site address and six tenant panels, is located along the Warner Road frontage. The development identification name is not provided on the low-profile sign, thus the new building sign identifies the development. Building mounted signage includes ¾ inch thick acrylic reverse pan channel letters with a logo, non-illuminated. The sign package includes one wall-mounted sign, individual office plaques, and directional signs. Additional details can be found within the attached exhibits.

DISCUSSION

Planning Staff supports the request finding the sign package coincides with approved sign plans for existing office developments. The sign package provides a minor modification to the PCO zoned property and is sensitive to the nearby residential developments by maintaining the same PCO land uses.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was sent in lieu of a neighborhood meeting. Planning Staff has not received any inquiries on the request.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff recommend City Council approve the Rezoning from Planned Commercial Office (PCO) district to Planned Area Development (PAD) for PCO uses, subject to the following conditions:

1. Development shall be in substantial conformance with the exhibits as represented by the applicant in case DVR16-0021 WARNER PROFESSIONAL CENTER, except as modified by conditions herein.
2. Permitted land uses shall be consistent with the Planned Commercial Office (PCO) District.

Preliminary Development Plan

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

1. Development shall be in substantial conformance with the exhibits as represented by the applicant in case DVR16-0021 WARNER PROFESSIONAL CENTER, 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.
3. The site shall be maintained in a clean and orderly manner.
4. The applicant shall be required to apply for a sign permit and meet current City standards.

PROPOSED MOTIONS

Rezoning

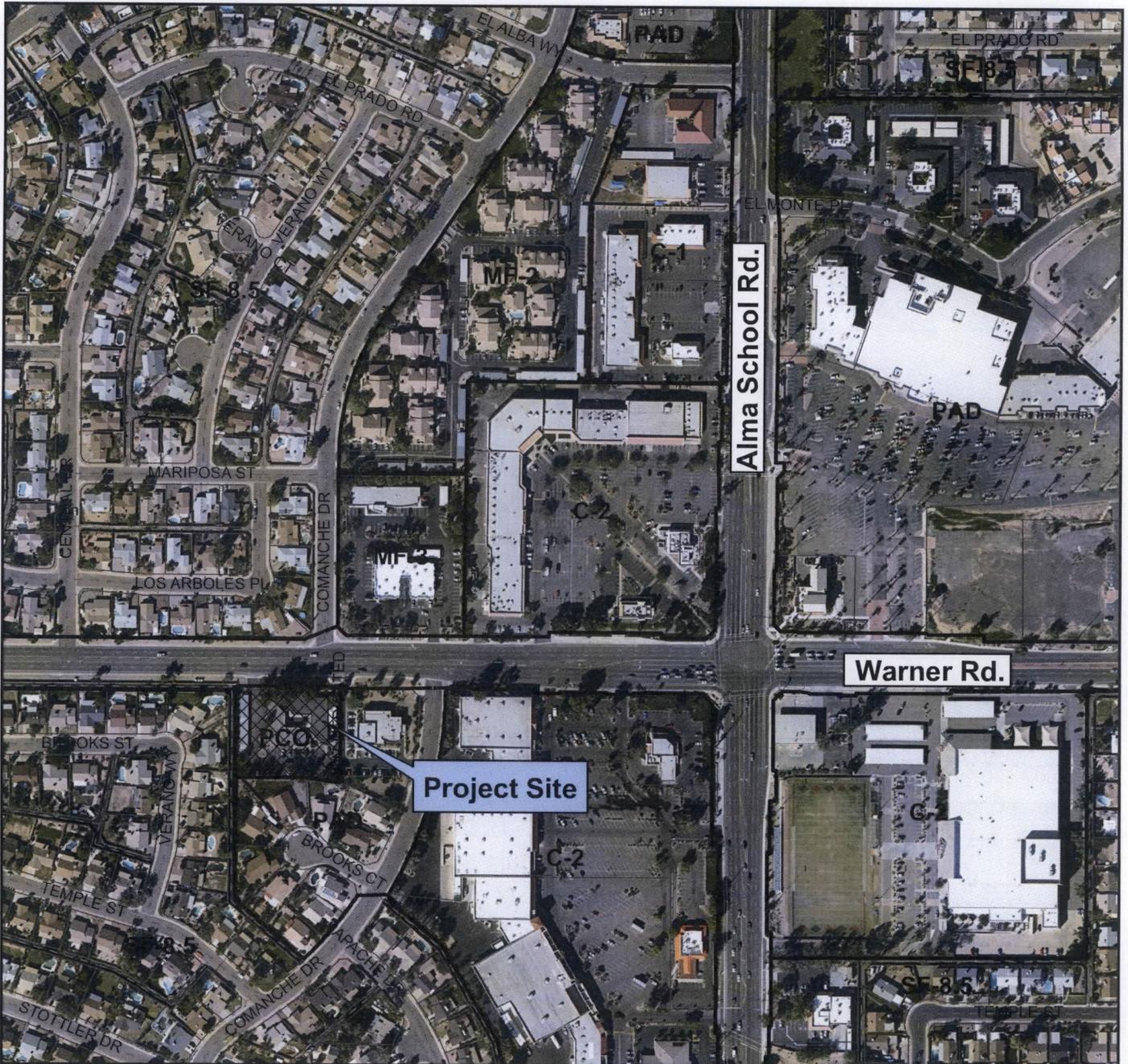
Move City Council introduce and tentatively adopt Ordinance No. 4723 approving DVR16-0021 WARNER PROFESSIONAL CENTER, Rezoning from Planned Commercial Office (PCO) district to Planned Area Development (PAD) for PCO uses, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

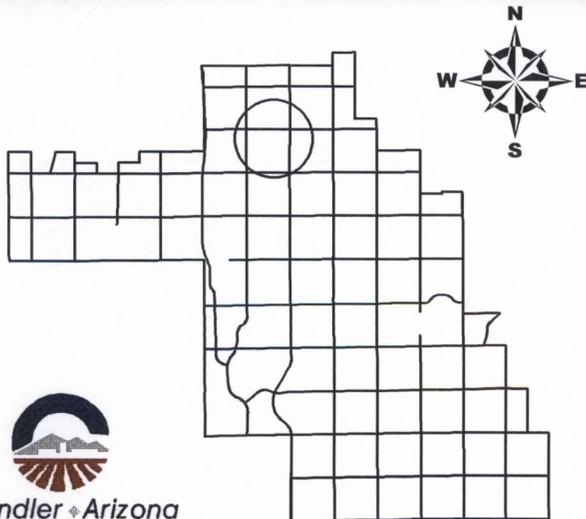
Move City Council approve Preliminary Development Plan DVR16-0021 WARNER PROFESSIONAL CENTER for signage, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Narrative
4. Proposed Wall Mounted Sign
5. Existing Low-Profile Sign
6. Directory Signs
7. Office Plaques
8. Building Photographs
9. Ordinance No. 4723

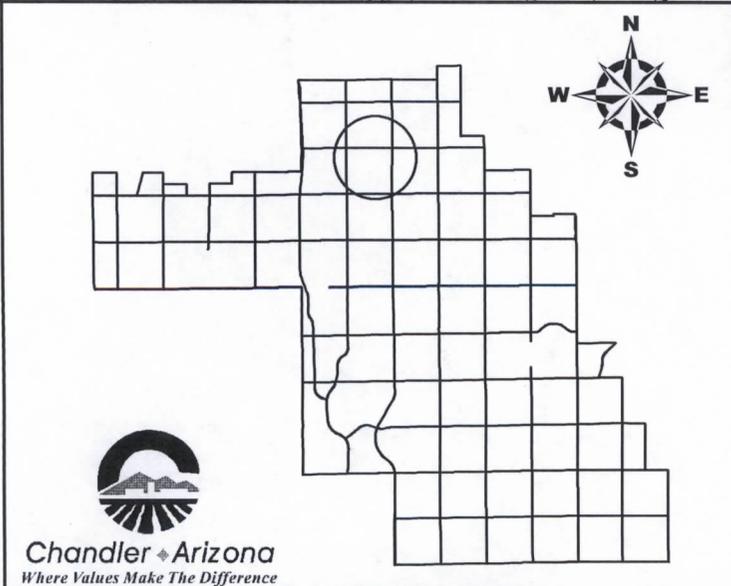
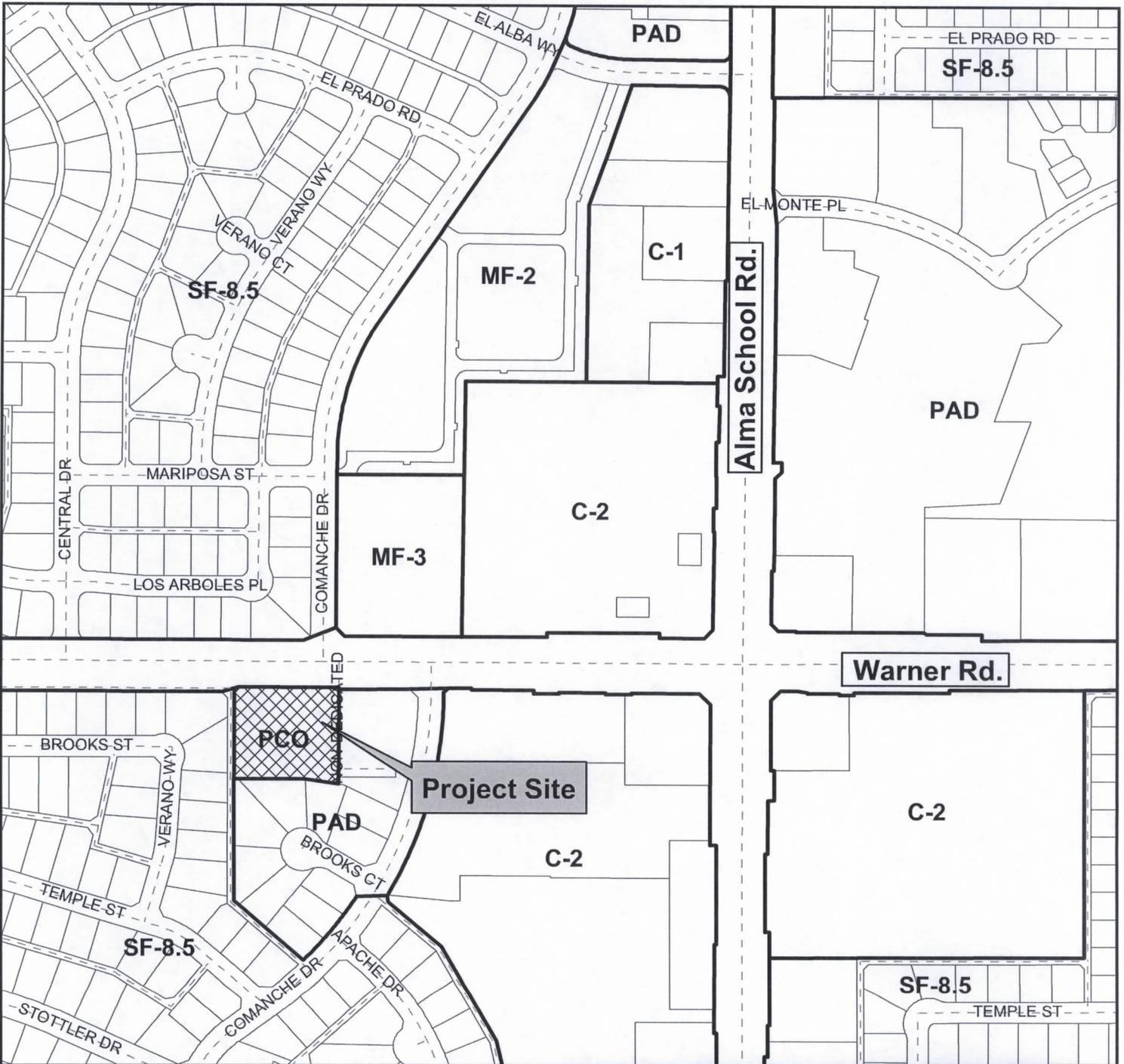


Vicinity Map



DVR16-0021

Warner Professional Center



Vicinity Map



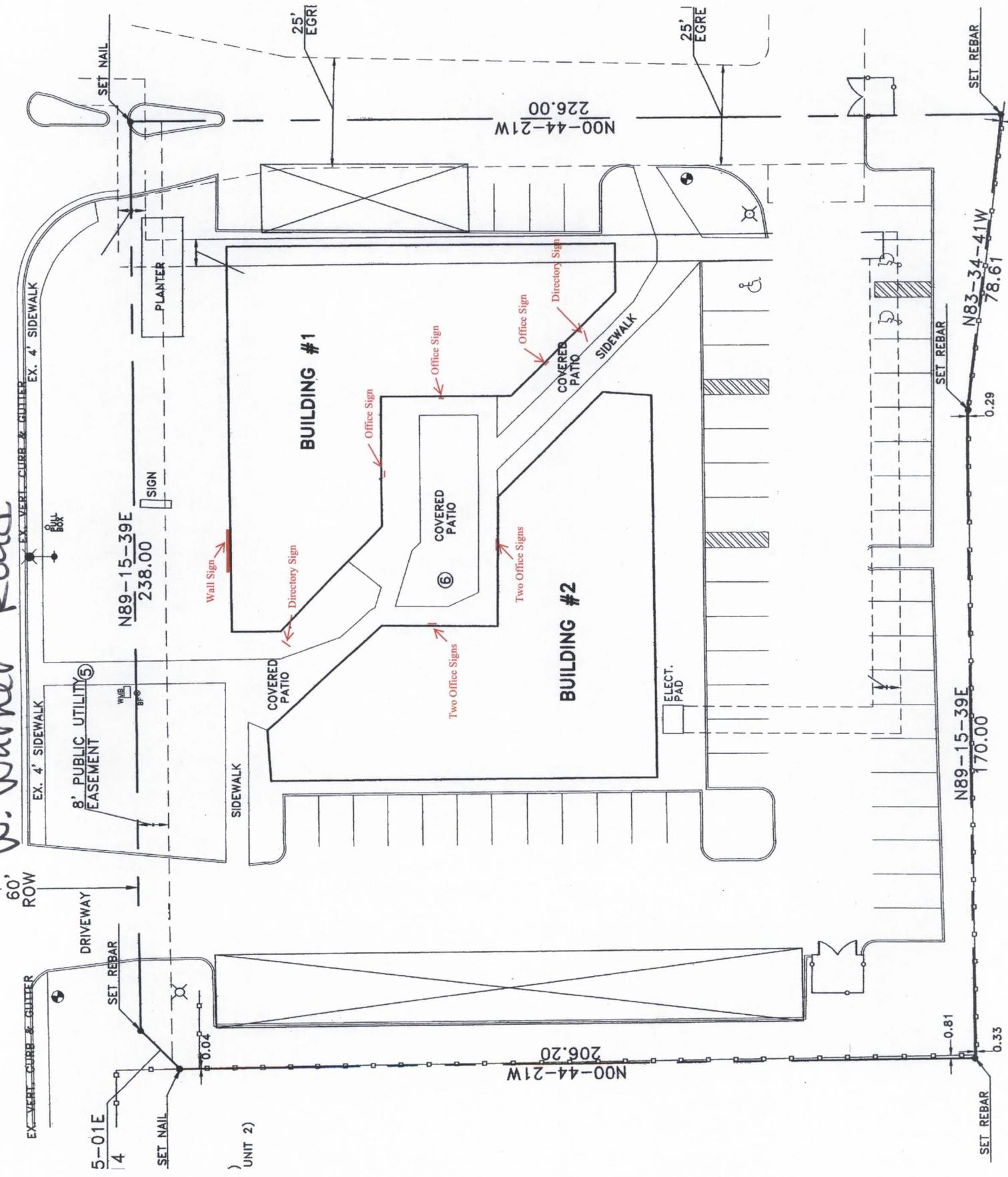
DVR16-0021

Warner Professional Center

CITY OF CHANDLER 7/26/2016

W. Warner Road

↑ N



Site Plan

5-01E
4

UNIT 2)

N00-44-21W
206.20

0.81

N89-15-39E
170.00

SET REBAR

0.29

N83-34-41W
78.61

0.52

SET REBAR

N00-44-21W
226.00

25' EGRE

25' EGRE

SET NAIL

PLANTER

N89-15-39E
238.00

SIGN

EX. 4' SIDEWALK

EX. VERT. CURB & GUTTER

EX. 4' SIDEWALK

8' PUBLIC UTILITY EASEMENT

WMB

SIDEWALK

BUILDING #1

BUILDING #2

COVERED PATIO

COVERED PATIO

SIDEWALK

ELECT. PAD.

SET REBAR

SET REBAR

SET REBAR

WARNER PROFESSIONAL CENTER DESCRIPTION AND SIGN PLAN

PROJECT DESCRIPTION

The purpose of this application is to change the zoning for the property at 1257 W Warner Road from PCO to PAD for PCO uses in order to allow for additional building signage. The additional signage has already been installed on the building and a change in the zoning would allow the building to comply with zoning codes as it currently does not. The additional signage is a wall sign that faces W Warner Road, two directory signs in the entrances to the courtyard of the building and office plaques for each suite (seven total).

BUILDING SIGN

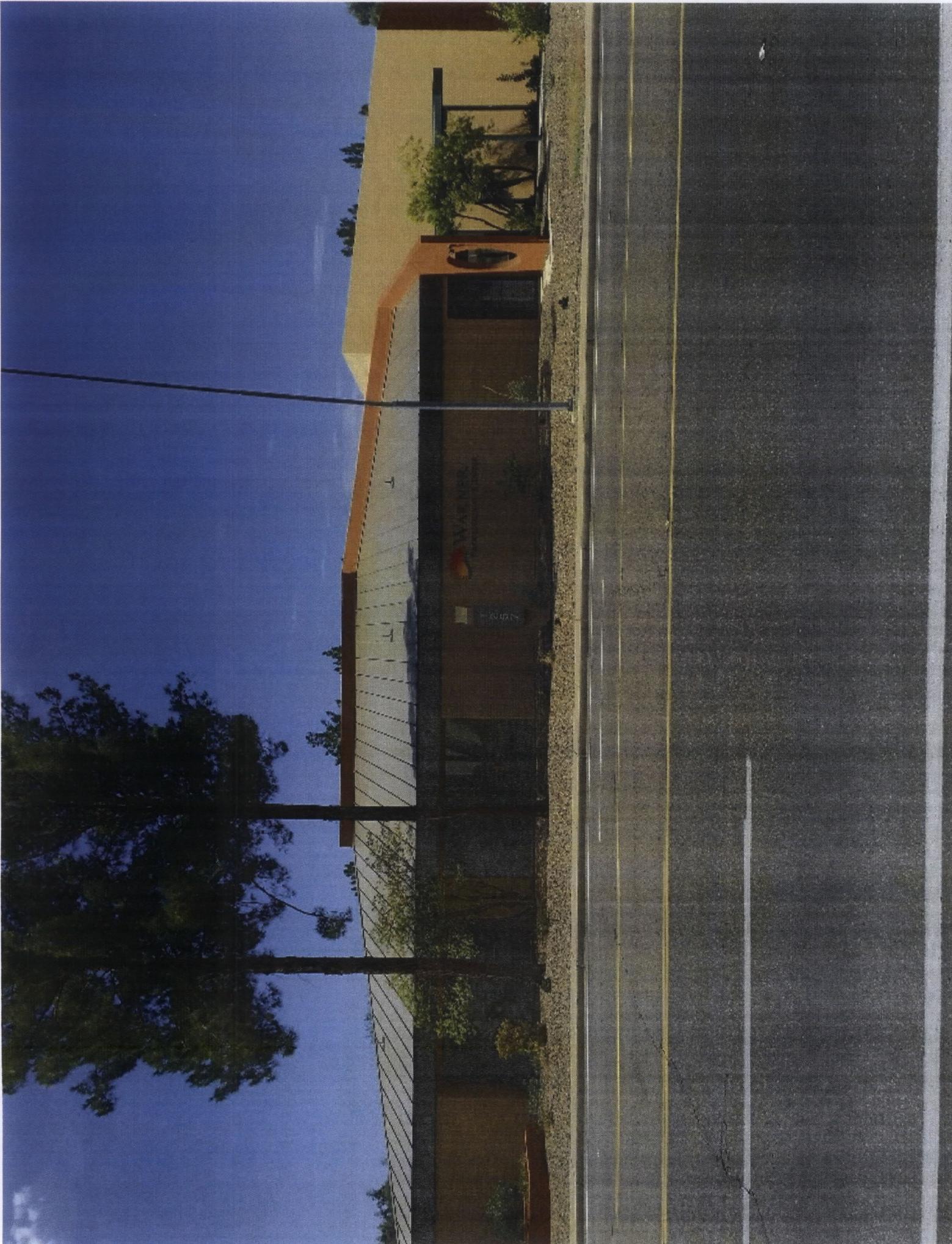
3/4" thick acrylic letters and logo to read: "Warner Professional Center" as shown in file titled: "Warner Logo Felix Tilting Type". "W" in "Warner" will be 15" in height and overall sign dimension including logo will be 143" wide and 35" tall. Letters will be painted custom colors as specified. Wall on building is 9' high. Sign will be non-illuminated

DIRECTORY SIGNS

Fabricate and install two directional signs for Warner Professional Center as shown in. Tenant names to be listed below site plan with suite numbers on site plan.

SUITE PLAQUES

Fabricate and install suite plaques with customer supplied finished granite. Installation on block wall to utilize spacers behind granite to ensure consistent appearance and brushed stainless steel stand offs between granite and acrylic panels. Tenant information to be in white high performance cut vinyl.



North Elevation with Wall Sign

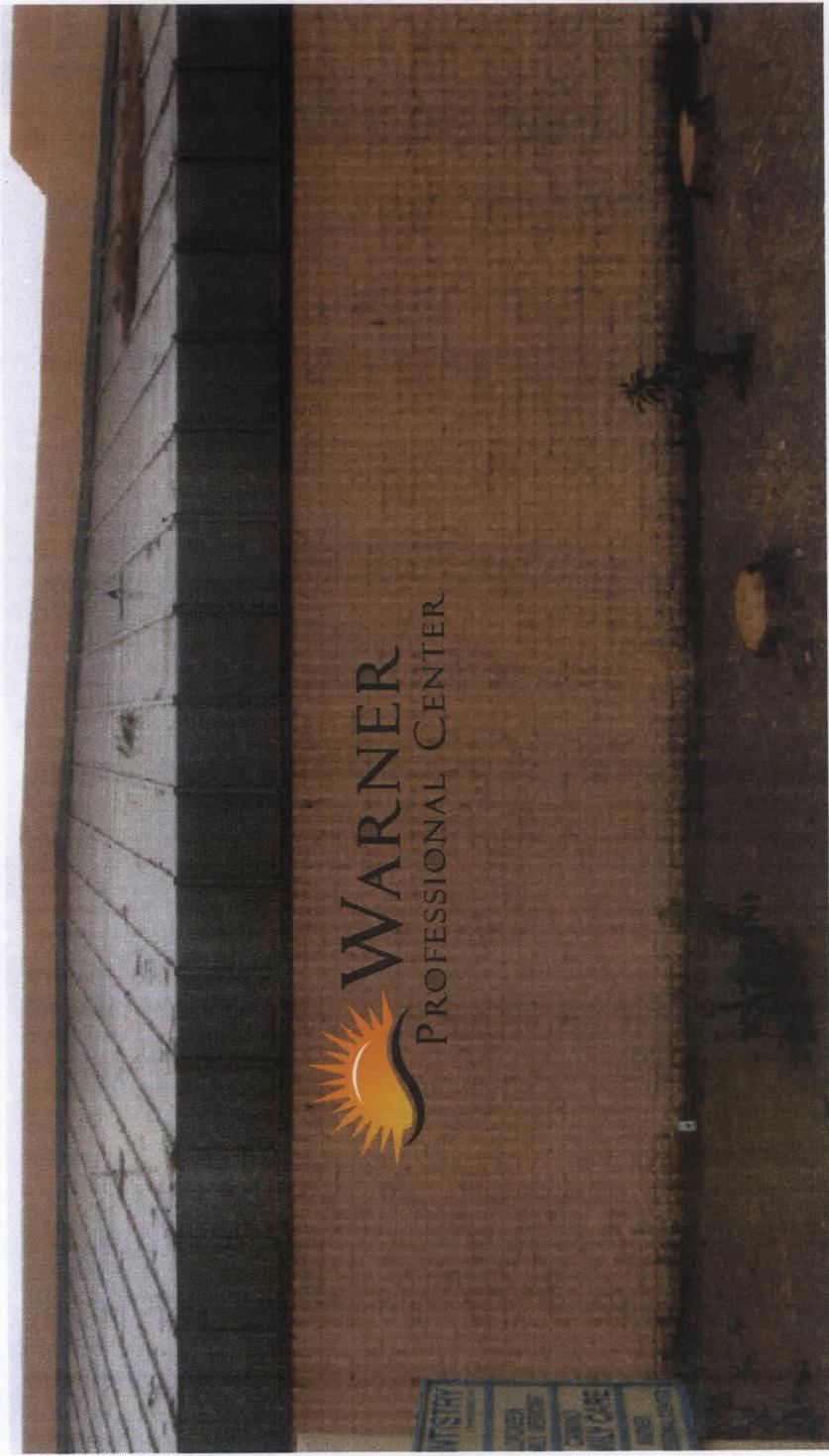
WARNER PROFESSIONAL CENTER



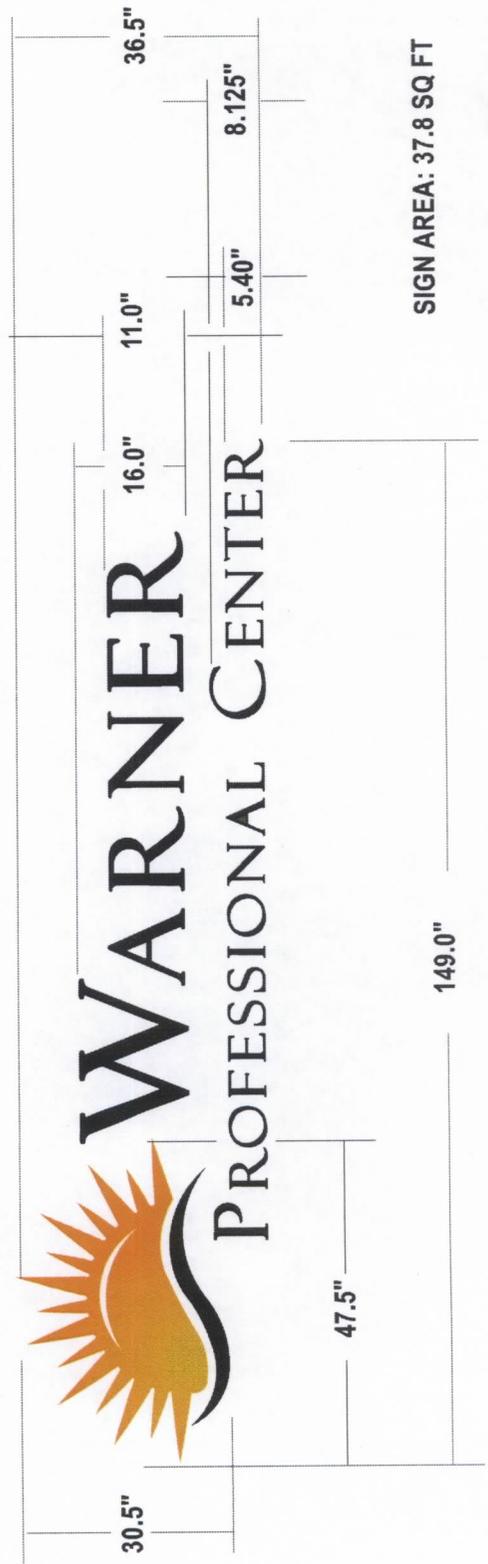
35"

42"

Wall Sign



Pre-Install Mockup



Building Sign Dimensions

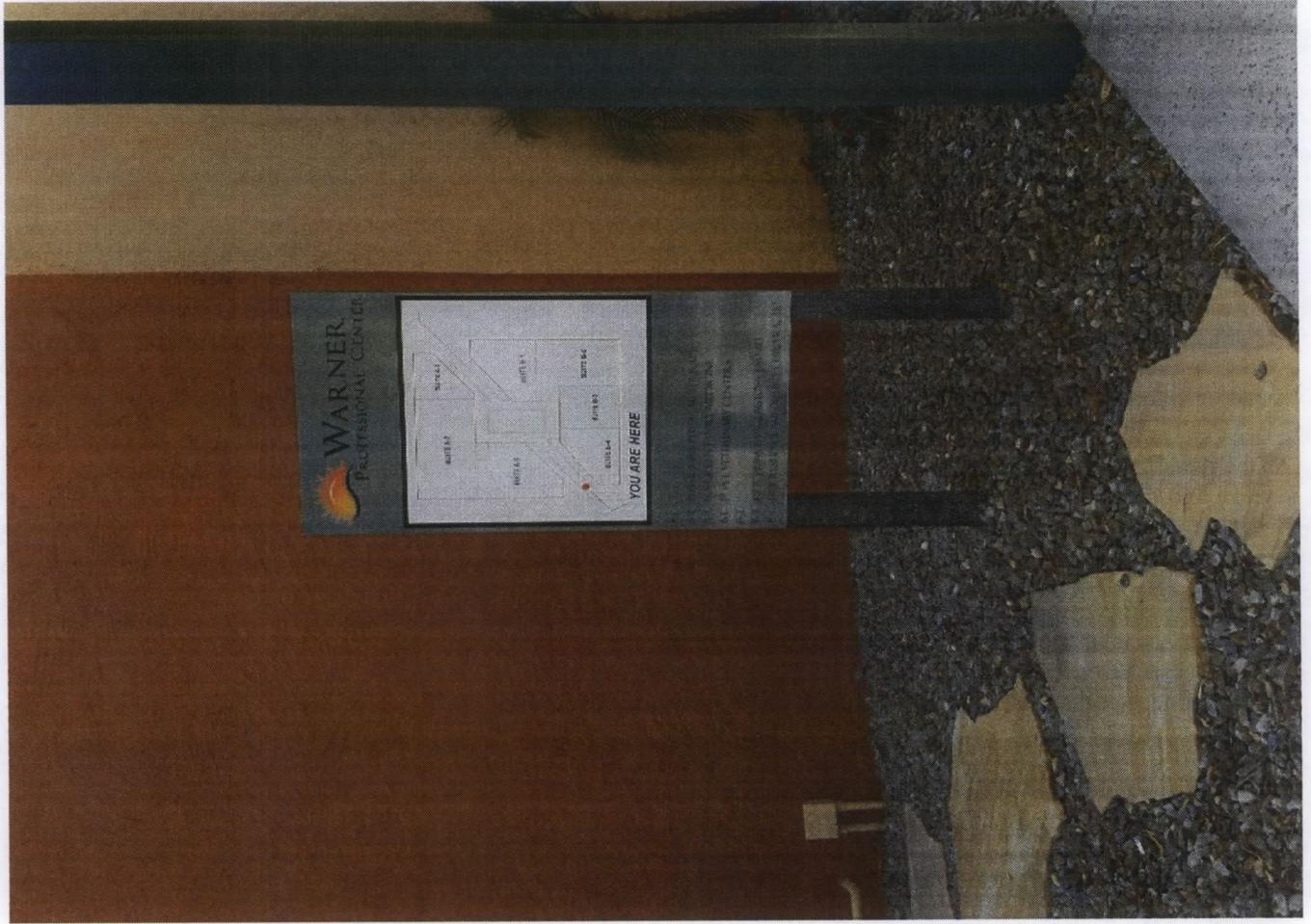
Existing
Monument Sign

1257

 PHYSICIANS PHYSICAL THERAPY SERVICE	
CAROL L. KETCHUM, LPC JEFF BAGGENSTOSS, LPC	LOFGREEN FAMILY MEDICINE
MARILYN DANIEL LAC, NCC, PC, TI	SPACE AVAILABLE 480-363-2989

Monument Sign

Directory Signs



NW Entrance



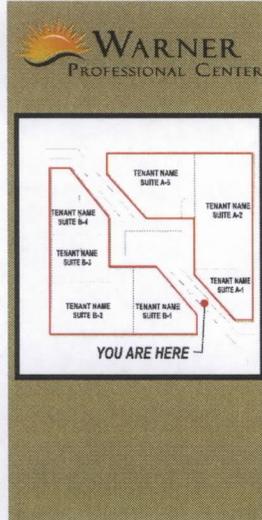
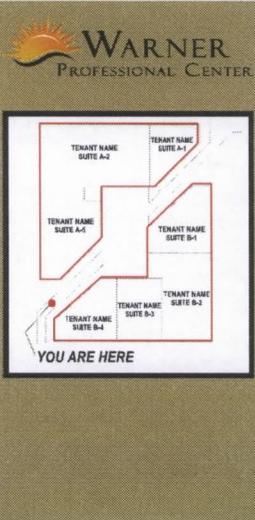
SE Entrance

24.0"

48.0"

72.0"

24.0"



GRADE

Directory Signs



office Plaques



OFFICE PIQUES

B-3

COMPANY NAME AND LOGO
TO FIT INTO THIS GREY
RECTANGLE
APPROXIMATELY 8 X 16

12"

10"

18"

Office Plaque Dimensions



East Elevation - No signage



South Elevation - No signage



West Elevation - no signage

ORDINANCE NO. 4723

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED COMMERCIAL OFFICE (PCO) DISTRICT TO PLANNED AREA DEVELOPMENT (PAD) FOR PCO USES IN CASE DVR16-0021 WARNER PROFESSIONAL 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:

PARCEL NO. 1: Lot 1, Comanche Court, according to Book 483 of Maps, Page 17, records of Maricopa County, Arizona.

PARCEL NO. 2: An easement for accessway for ingress and egress, emergency and service type vehicles, and public utilities over that portion of Lot 2 shown on plat of RINI OFFICE COMPLEX, recorded in Book 272 of Maps, Page 21.

Said parcel is hereby rezoned from Planned Commercial Office (PCO) District to Planned Area Development (PAD) for PCO uses, subject to the following conditions:

- 1. Development shall be in substantial conformance with the exhibits as represented by the applicant in case DVR16-0021 WARNER PROFESSIONAL CENTER, except as modified by conditions herein.
- 2. Permitted land uses shall be consistent with the Planned Commercial Office (PCO) District.

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 Division 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 of the City of Chandler, Maricopa County, Arizona, this ____ day of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

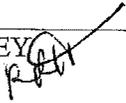
CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4723 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2016, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

A handwritten signature in black ink, appearing to be "R. H. H.", is written over the horizontal line and extends slightly above it.

PUBLISHED: