



Chandler • Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development – PZ Memo No. 12-002

DATE: JANUARY 10, 2012

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: PDP11-0013 CHANDLER CHRISTIAN CHURCH SIGNAGE

Request: Preliminary Development Plan (PDP) approval for a new monument sign and building signage

Location: 1825 S. Alma School Road, in the portion of the campus east of the northeast corner of Germann and Alma School Roads

Applicant: Chandler Christian Church

Zoning: Planned Area Development (PAD)

RECOMMENDATION

Staff, finding consistency with the General Plan, recommends approval subject to conditions.

BACKGROUND

The application requests PDP approval for a new monument sign and building signage associated with “The Bridge” youth recreation center along Germann Road, on the campus of Chandler Christian Church. The recreation center is part of a campus expansion plan approved in 2008 that increased the campus size to approximately 26 acres and provided access to Germann Road. The campus forms an L-shape that wraps around a residential property and several commercial properties at the northeast corner of Germann and Alma School Roads. East and southeast of the recreation center are several single-family residential properties.

The first part of the application is a request for a new 6’-high monument sign that includes an electronic message board. The sign is of the same design as an existing sign along Alma School Road that was approved in 2010, including aluminum construction drawn from the building architecture and an approximately 8’-5”-wide by 2’-2”-tall electronic message board. Please see

attached illustrations. The nearest residential property lines are approximately 105' to the east and 220' to the west, with an approximately 8'-high block wall along each property line. Because the block wall to the east is not built all the way out to the sidewalk, the sign has been placed so that an existing Palo Verde tree is located directly on the sightline between the sign and the adjacent house, generally fulfilling the visual barrier function of the wall.

The sign can be programmed to dim automatically in response to nightfall or at pre-determined times. Staff recommends a condition that would require such programming to occur in a similar manner to the existing electronic monument sign along Alma School Road.

The second part of the application is a request for two building signs to be added to the recreation center. Both signs will be located near the recreation center's southwest portion, which is farthest from the residential neighbors. One sign, referred to as Sign B in the application materials, is approximately 4'-9"-tall by 10'-10" wide and is located on the western portion of the southern façade, which is the most recessed part of this multi-layer façade. The other sign, referred to as Sign C in the application materials, is approximately 6'-tall and 13'-11"-wide and is located on the western façade facing the parking lot. Both signs feature black and orange reverse pan-channel letters with white halo illumination.

DISCUSSION

Staff finds the proposed monument sign with an electronic message board to be of quality design that is compatible with the surrounding land uses if the illumination is properly dimmed at night. The materials, forms, and colors appropriately reflect the church architecture. Also, Staff finds the proposed building signage to be compatible with both the building architecture and surrounding land uses. It is positive that the signage is reverse pan-channel with halo illumination, which is a design that produces a softer glow than regular pan-channel letters. The signs' letter size is appropriate and of proper scale with the large façades they are placed on.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held January 5, 2012 at the Chandler Christian Church. Two neighbors attended with questions about existing parking lot lighting, but no opposition was expressed regarding the proposed signage.
- At the time of this writing, Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends approval of PDP11-0013 CHANDLER CHRISTIAN CHURCH SIGNAGE subject to the following conditions:

1. Development shall be in substantial conformance with the approved exhibits (Narrative, Site Plan, Sign Details), except as modified by condition herein.

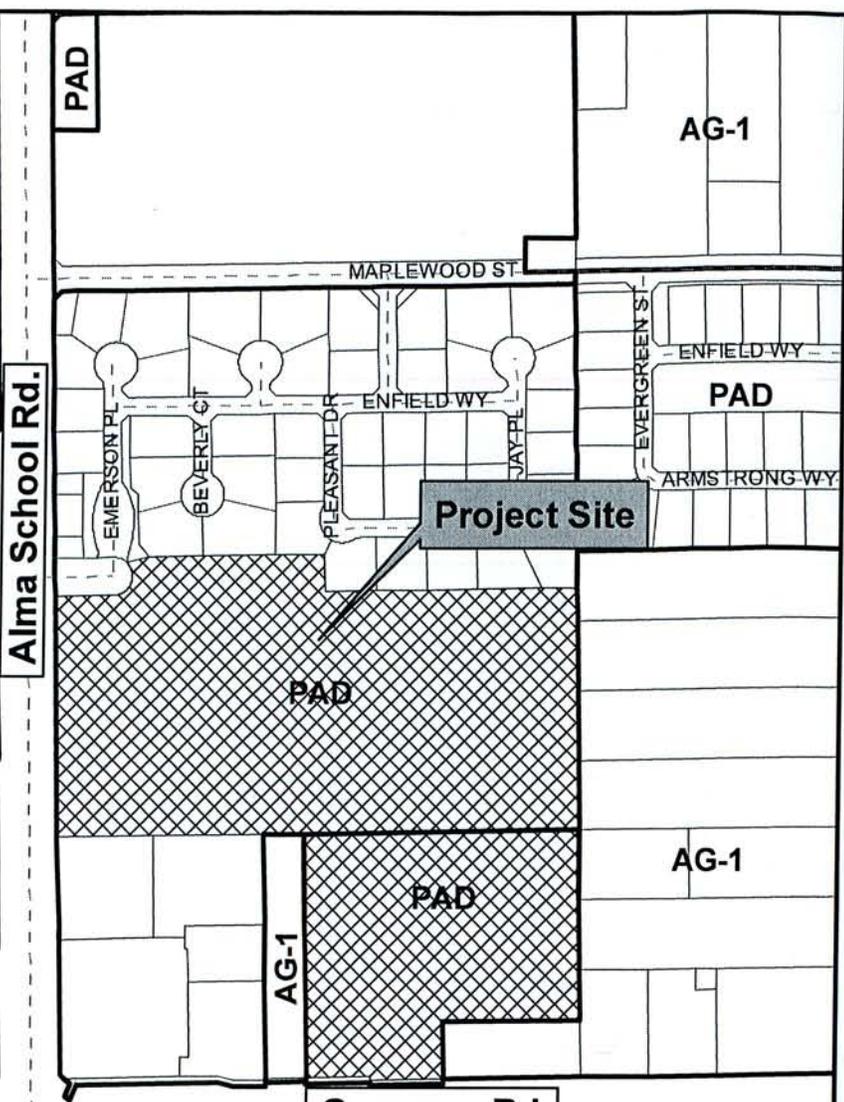
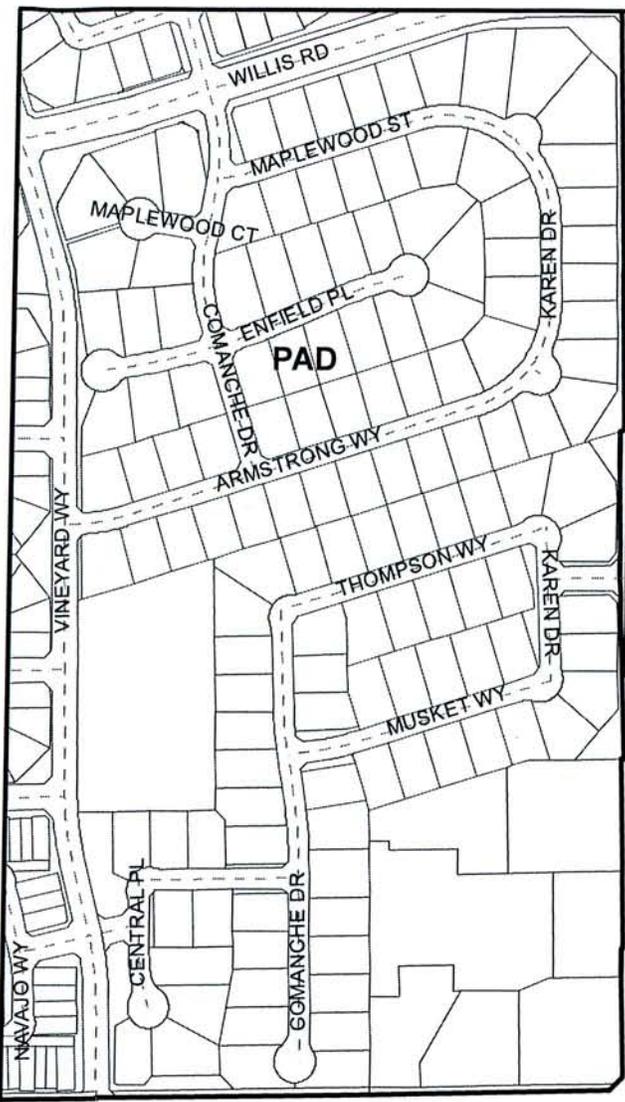
2. Compliance with the original stipulations adopted by the City Council as Ordinance No. 4117 in case DVR08-0017 CHANDLER CHRISTIAN CHURCH, except as modified by condition herein.
3. The illumination of the monument sign shall be reduced to no greater than 1,000 nits (candela per square meter) from 10 p.m. to 6 a.m.
4. The monument sign shall utilize photocell technology to sense ambient light levels and adjust the sign brightness accordingly so as to reduce the visual impact on residential neighbors during times of lesser daylight.

PROPOSED MOTION

Move to recommend approval of PDP11-0013 CHANDLER CHRISTIAN CHURCH SIGNAGE subject to the conditions recommended by Staff.

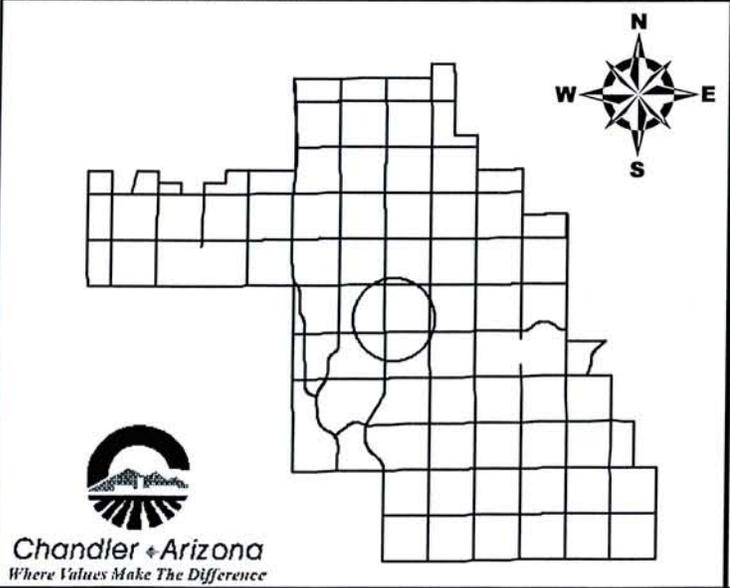
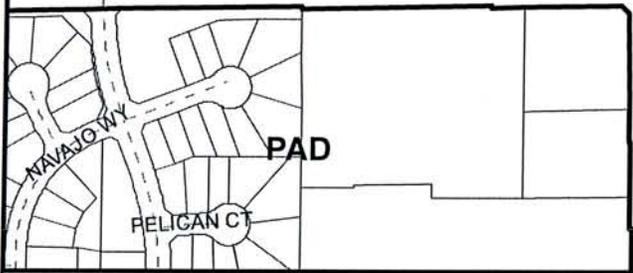
Attachments

1. Vicinity Maps
2. Site Plan
3. Monument Sign Details
4. Building Signs Details
5. Ordinance No. 4117

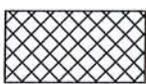


Alma School Rd.

Germann Rd.

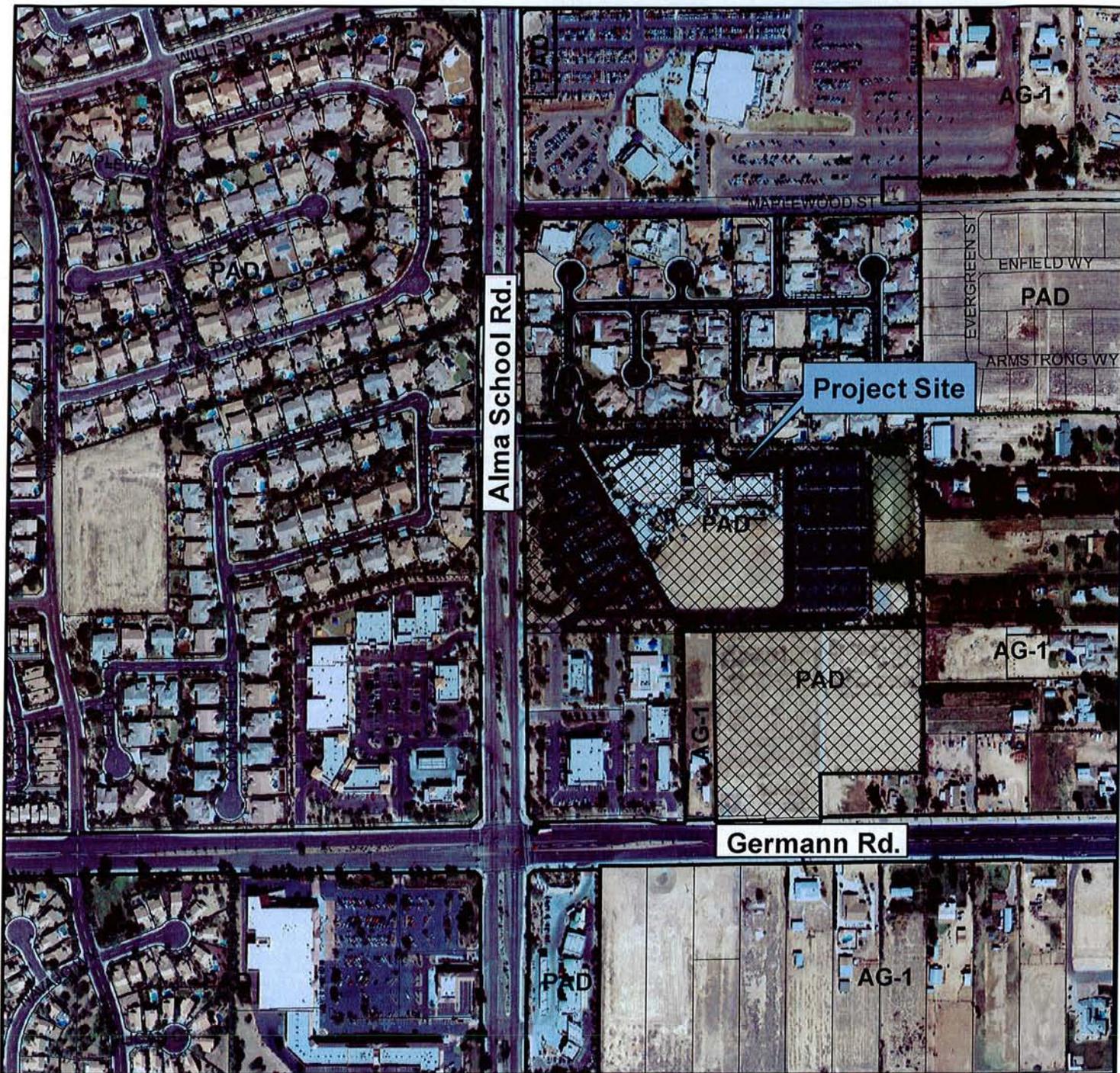


Vicinity Map



PDP11-0013

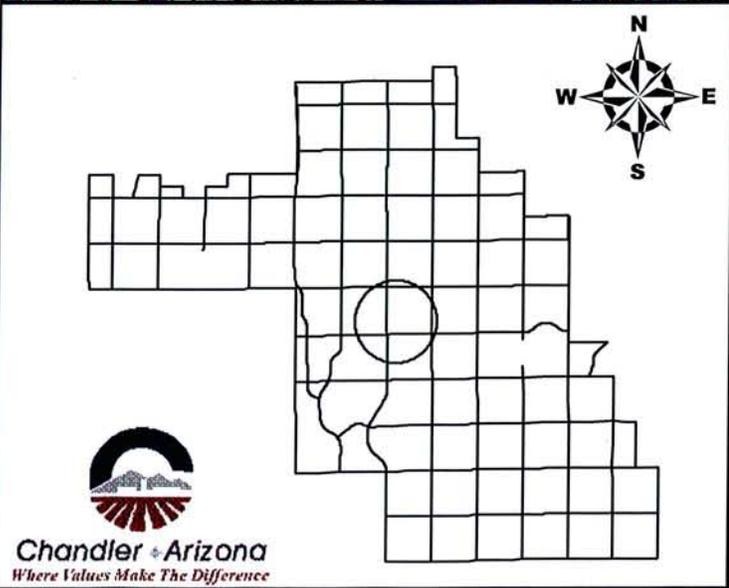
Chandler Christian Church



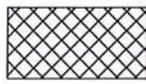
Alma School Rd.

Project Site

Germann Rd.



Vicinity Map

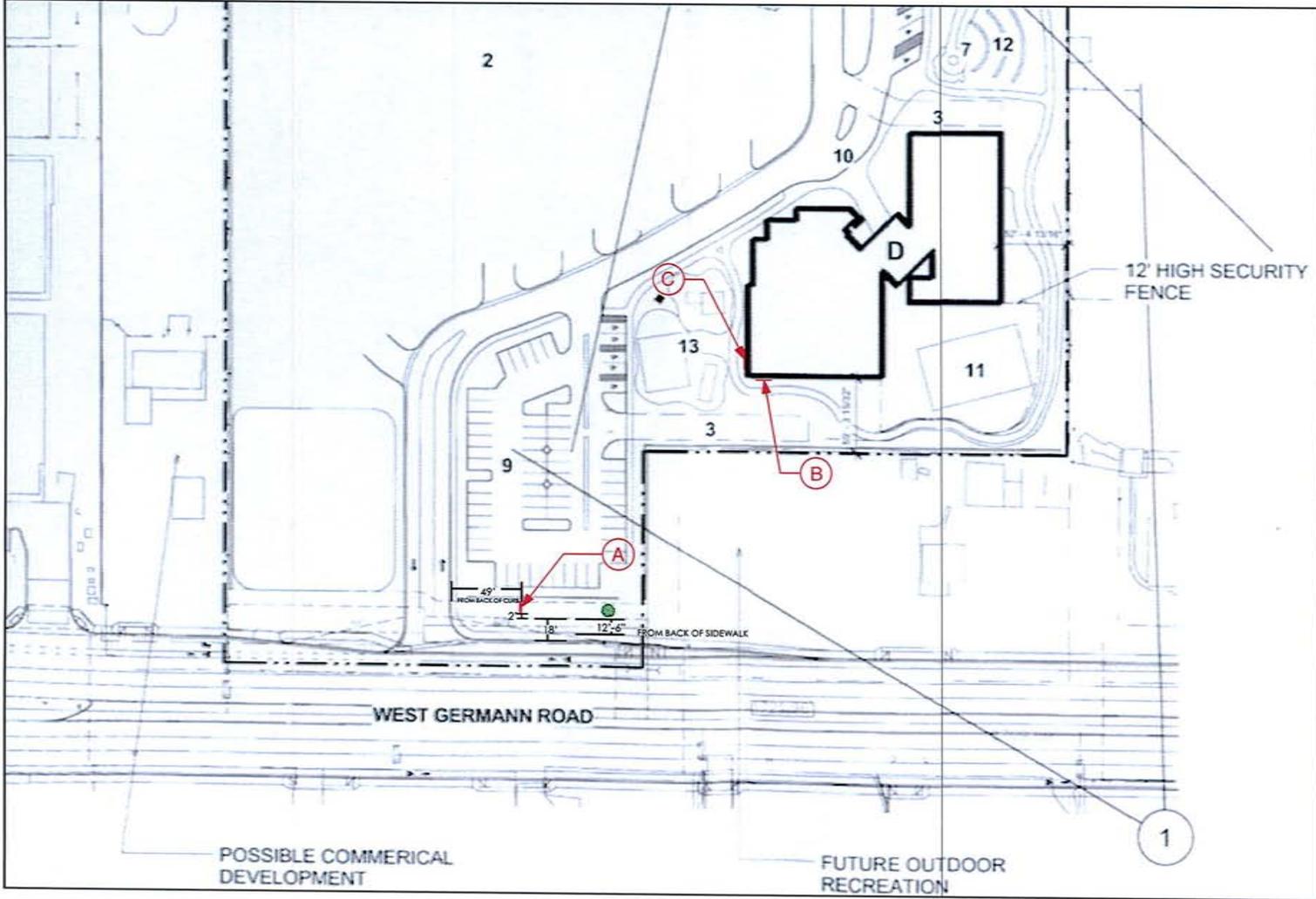


PDP11-0013

Chandler Christian Church



PERMIT DRAWING
NOT FOR PRODUCTION!
PENDING PERMIT APPROVAL
PAGE 3 OF 3
All Rights for Use, Duplication and Distribution Reserved
© 2011 by SummitWest Signs



- (A) MONUMENT
- (B) WALL SIGN
- (C) WALL SIGN

SUMMITWEST SIGNS | 335 E. BASELINE ROAD GILBERT, AZ 85233 | phone. 480.926.3465 | facsimile. 480.926.7350 | patrick@summitwestsigns.com | File: 42501PRE03ChandlerChristianChurchSitePlanV02.ai



COMPANY: Chandler Christian Church CLIENT: Dale Rycroft 480-963-3997 x101 SP: Patrick Tennant INSTALL INFO: 1825 S. Alma School Road Chandler 85248

PROOF OK AS IS PROCEED WITH CHANGES AS MARKED NEW PROOF REQUIRED
DATE: _____

Your signature acknowledges full approval of design layout and content, releasing SummitWest Signs from responsibility in regard to incorrect information and design. All colors, sizes, positions and specifications shown on this page are artistic concepts only and may vary as needed to facilitate fabrication and installation. Final colors will be matched as close as possible. Slight color variances are inevitable due to materials used. All designs are the sole property of SummitWest Signs, are © copyright 2008 and may not be reproduced or used in any way without the written permission and consent of the copyright holder. Violators will be prosecuted.

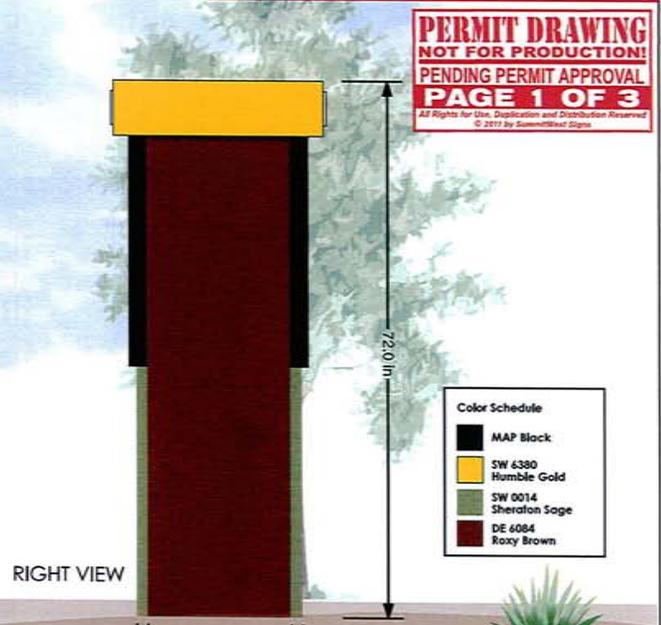
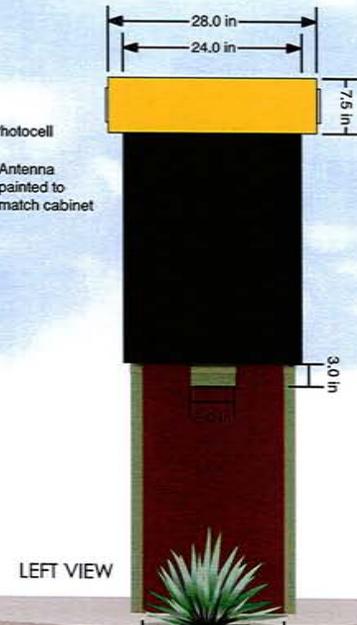
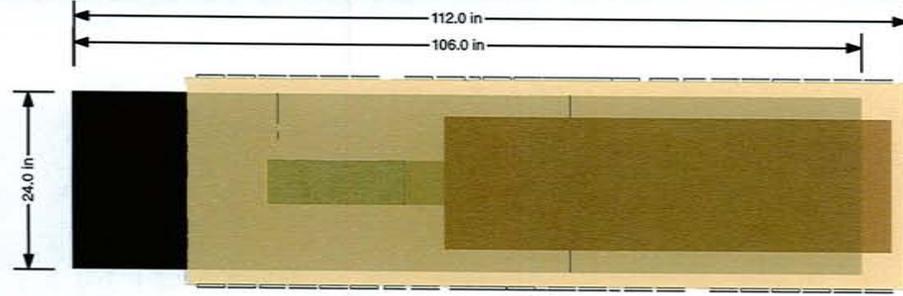
DESIGNER	START DT	JOB NUMBER
MAD	09/23/11	42501
	11/07/11	
ANA	11/14/11	

EMC DISPLAY SPECS

MATRIX: 32 x 128	RESOLUTION: 20 MM
CABINET SIZE: 2'-7" x 8'-10"	DISPLAY SIZE: 2'-2" x 8'-5"
LINES OF POSSIBLE STANDARD FONTS: 1 to 5	
MIN. LETTER HEIGHT USING STANDARD FONTS: 3.9" - 23.6"	
NUMBER OF CHARACTERS PER LINE (USING STANDARD FONTS): 7 to 25	
FACE CONFIGURATION:	COLOR: <input type="checkbox"/> AMBER
<input checked="" type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> DOUBLE FACE	<input type="checkbox"/> RED <input checked="" type="checkbox"/> RGB (FULL)
CONTROL METHOD:	
<input type="checkbox"/> PORT <input type="checkbox"/> WIRED <input type="checkbox"/> WIRELESS	<input checked="" type="checkbox"/> X-TENDED WIRELESS
<input type="checkbox"/> OTHER: -	
OPTIONS INCLUDED: <input checked="" type="checkbox"/> TIME <input checked="" type="checkbox"/> TEMP	

1 D/F ILLUMINATED MONUMENT WITH EMC DISPLAY **A**
SCALE: 3/4"=1'

Aluminum fabricated monument with EMC Display.
"Chandler Christian Church" header



PERMIT DRAWING
NOT FOR PRODUCTION!
PENDING PERMIT APPROVAL
PAGE 1 OF 3
All Rights for Use, Duplication and Distribution Reserved
© 2011 by SummitWest Signs

Color Schedule

MAP Black
SW 6380 Humble Gold
SW 0014 Sheraton Sage
DE 6084 Roxy Brown

LANDSCAPE GRADE WILL BE LOWERED TO ACCOMMODATE 6' MAXIMUM SIGN HEIGHT.

SUMMITWEST SIGNS | 335 E. BASELINE ROAD GILBERT, AZ 85233 | phone. 480.926.3465 | facsimile. 480.926.7350 | patrick@summitwestsigns.com | File: 42501PRE01ChandlerChristianChurchMonumentV02.ai

COMPANY: Chandler Christian Church CLIENT: Dale Rycroft 480-963-3997 x101 SP: Patrick Tennant INSTALL INFO: 1825 S. Alma School Road Chandler 85248

PROOF OK AS IS PROCEED WITH CHANGES AS MARKED NEW PROOF REQUIRED

DATE: _____ Your signature acknowledges full approval of design layout and content, releasing SummitWest Signs from responsibility in regard to incorrect information and design. All colors, sizes, positions and specifications shown on this page are artistic concepts only and may vary as needed to facilitate fabrication and installation. Final colors will be matched as close as possible. Slight color variances are inevitable due to materials used. All designs are the sole property of SummitWest Signs, are © copyright 2008 and may not be reproduced or used in any way without the written permission and consent of the copyright holder. Violators will be prosecuted.

DESIGNER: MAD ANA START DT: 09/23/11 11/14/11 JOB NUMBER: 42501

1 SET | LED ILLUMINATED REVERSE PAN CHANNEL LETTERS

SCALE: 3/8"=1'

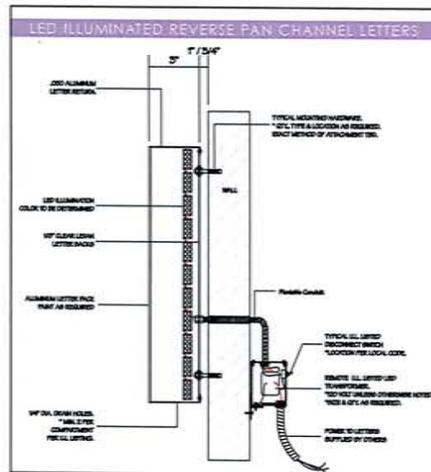
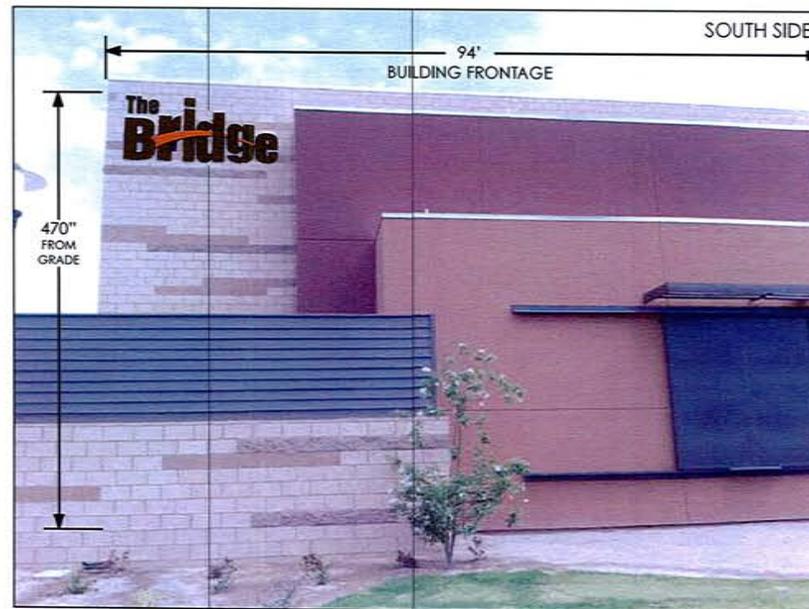
B

PERMIT DRAWING
NOT FOR PRODUCTION!
PENDING PERMIT APPROVAL
PAGE 1 OF 2
 All Rights for Use, Duplication and Distribution Reserved
 © 2011 by SummitWest Signs



56.5" x 130" = 51 SQ. FT.

2" DEEP REVERSE PAN LETTERS WITH WHITE LED HALO ILLUMINATION
 LETTERS AND RETURNS PAINTED DURANODIC BRONZE
 ARCH GRAPHIC PAINTED MP04574
 OFFSET 1" FROM EXTERIOR WALL



SUMMITWEST SIGNS | 335 E. BASELINE ROAD GILBERT, AZ 85233 | phone. 480.926.3465 | facsimile. 480.926.7350 | belinda@summitwestsigns.com | File: 42620PRE01ChandlerChristianChurchV03.ai

COMPANY: Chandler Christian Church

CLIENT: -

SP: Belinda Rodriguez

INSTALL INFO.: 1825 S Alma School Rd Chandler, AZ 85286

PROOF OK AS IS PROCEED WITH CHANGES AS MARKED NEW PROOF REQUIRED

DATE:

Your signature acknowledges full approval of design layout and content, releasing SummitWest Signs from responsibility in regard to incorrect information and design. All colors, sizes, positions and specifications shown on this page are artistic concepts only and may vary as needed to facilitate fabrication and installation. Final colors will be matched as close as possible. Slight color variances are inevitable due to materials used. All designs are the sole property of SummitWest Signs, are ©copyright 2011 and may not be reproduced or used in any way without the written permission and consent of the copyright holder. Violators will be prosecuted.

DESIGNER: MAD | START DT: 09/23/11 | JOB NUMBER: 42620
 10/07/11

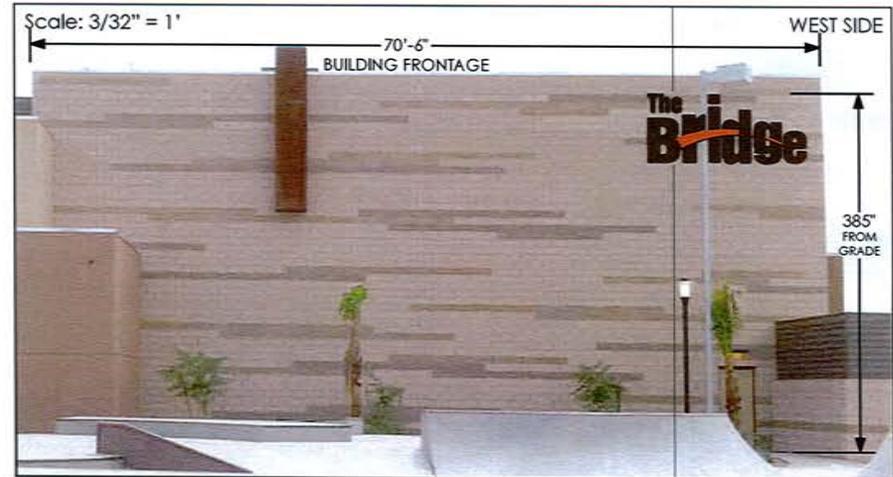
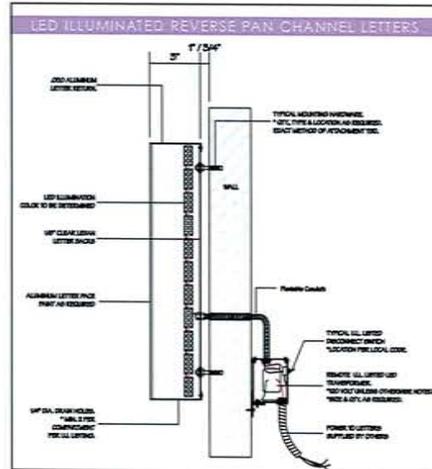
PERMIT DRAWING
NOT FOR PRODUCTION!
PENDING PERMIT APPROVAL
PAGE 2 OF 2
 All Rights for Use, Duplication and Distribution Reserved
 © 2011 by SummitWest Signs

1 SET | LED ILLUMINATED REVERSE PAN CHANNEL LETTERS (C)
 SCALE: 3/8"=1'



72" x 176" = 88 SQ. FT.

2" DEEP REVERSE PAN LETTERS WITH WHITE LED HALO ILLUMINATION
 LETTERS AND RETURNS PAINTED DURANODIC BRONZE
 ARCH GRAPHIC PAINTED MP04574
 OFFSET 1" FROM EXTERIOR WALL



SUMMITWEST SIGNS | 335 E. BASELINE ROAD GILBERT, AZ 85233 | phone. 480.926.3465 | facsimile. 480.926.7350 | belinda@summitwestsigns.com | File: 42620PRE02ChandlerChristianChurchV02.ai

COMPANY: Chandler Christian Church | CLIENT: - | SP: Belinda Rodriguez | INSTALL INFO.: 1825 S Alma School Rd Chandler, AZ 85286

PROOF OK AS IS PROCEED WITH CHANGES AS MARKED NEW PROOF REQUIRED
 DATE: _____

Your signature acknowledges full approval of design layout and content, releasing SummitWest Signs from responsibility in regard to incorrect information and design. All colors, sizes, positions and specifications shown on this page are artistic concepts only and may vary as needed to facilitate fabrication and installation. Final colors will be matched as close as possible. Slight color variances are inevitable due to materials used. All designs are the sole property of SummitWest Signs, are ©copyright 2011 and may not be reproduced or used in any way without the written permission and consent of the copyright holder. Violators will be prosecuted.

DESIGNER	START DATE	JOB NUMBER
MAD	09/23/11 11/07/11	42620

ORDINANCE NO. 4117

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR08-0017 CHANDLER CHRISTIAN CHURCH) 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 Agricultural District (AG-1) to Planned Area Development (PAD) subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Chandler Christian Church", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0017, except as modified by condition herein.
3. Undergrounding of all overhead electric (less than 69kv), communication, 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 the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

4. 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.
5. Construction shall commence above foundation walls within three (3) 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.
6. 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 subject development shall use treated effluent to maintain open space, common areas, and landscape tracts.

7. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
9. The canvas shade elements shall be maintained in a manner similar to that of the time of installation.

10. The applicant shall work with staff to enhance the south façade of Building D in order to provide further visual interest and avoid blank, monotonous expanses.

11. The northern elevation of Building E shall not have pictorial graphics on the eastern portion's upper set of windows.

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 & 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 of the City of Chandler, Arizona, this 20th day of November 2008.

ATTEST:


CITY CLERK




MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 8th day of December 2008.

ATTEST:


CITY CLERK



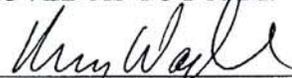

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4117 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 8th day of December 2008, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED in the Arizona Republic on December 19 and 26, 2008.

ANNEXATION LEGAL DESCRIPTION EXHIBITLEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 4, FROM WHENCE A BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 4 BEARS NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST, A DISTANCE OF 2635.73 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST, A DISTANCE OF 658.93 FEET;

THENCE NORTH 01 DEGREES 00 MINUTES 55 SECONDS WEST, A DISTANCE OF 85.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 85 FEET NORTH OF SAID SOUTH SECTION LINE AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01 DEGREES 00 MINUTES 55 SECONDS WEST, A DISTANCE OF 577.82 FEET TO THE SOUTH PROPERTY LINE OF "TRACT H" OF THE FINAL PLAT OF "EDEN ESTATES" PER BOOK 442, PAGE 29 M.C.R.;

THENCE ALONG SAID SOUTH PROPERTY LINE NORTH 89 DEGREES 10 MINUTES 34 SECONDS EAST, A DISTANCE OF 659.30 FEET TO THE SOUTHEAST CORNER OF SAID "TRACT H";

THENCE SOUTH 00 DEGREES 58 MINUTES 47 SECONDS EAST, A DISTANCE OF 452.20 FEET;

THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST, A DISTANCE OF 329.50 FEET;

THENCE SOUTH 00 DEGREES 59 MINUTES 54 SECONDS EAST, A DISTANCE OF 133.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 68 FEET NORTH OF SAID SOUTH SECTION LINE;

THENCE ALONG SAID PARALLEL LINE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST, A DISTANCE OF 174.86 FEET;

THENCE NORTH 00 DEGREES 47 MINUTES 25 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 85 FEET NORTH OF SAID SOUTH SECTION LINE;

THENCE ALONG LAST SAID PARALLEL LINE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST, A DISTANCE OF 154.66 FEET TO THE POINT OF BEGINNING.



EXPIRES 6-30-2010

GARY E. STOCKER, R.L.S. 17516
SITE CONSULTANTS INC.
113 S. ROCKFORD DR.
TEMPE, AZ 85281

Site Consultants, Inc.
113 S. Rockford Drive, Tempe Arizona 85281
Tele: 480-894-2820 Fax: 480-894-2847
SCI #1667 SCALE: NO SCALE DATE: 11-20-08

PAGE 3 OF 4