



Chandler • Arizona
Where Values Make The Difference

11
APR 24 2008

MEMORANDUM

Planning and Development – CC Memo No. 08-079

DATE: APRIL 8, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: DVR08-0006 AAMCO PLAZA
Introduction and tentative adoption of Ordinance No. 4054

Request: Rezoning from Planned Industrial District (I-1) to Planned Area Development (PAD) zoning with Preliminary Development Plan (PDP) approval for new monument signage

Location: North and east of the northeast corner of Chandler Boulevard and 56th Street

Applicant: Sign A Rama, Ed Sabin

Owner: Sunstate Builders

RECOMMENDATION

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

BACKGROUND

The application requests rezoning from Planned Industrial (I-1) zoning to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval for two new three-tenant monument signs accompanying a planned automotive retail and repair development. The development, which received Use Permit approval in 2007 to have auto uses in an I-1 district, wraps around an existing fuel station at the northeast corner of Chandler Boulevard and 56th Street. The subject development contains two buildings with related architectural themes that feature stone columns, orange metal awnings, two-tone color schemes, and similarly stepped parapets.

The request is to place one 13'-high monument sign along Chandler Boulevard and one 7'-high monument sign along 56th Street, each displaying three tenant names (two panels plus the plaza named after a tenant). The taller sign along Chandler Boulevard is proposed to be located approximately 40' east of an existing driveway on the fuel station property that is to remain. The shorter sign along 56th Street will be located immediately north of a newly created driveway on the subject property that will replace an existing driveway farther south. Rezoning and PDP approval is necessary because both requested signs exceed the maximum number of tenants allowed by code (two) and are taller than 6' (only one sign is allowed to exceed 6' in height).

In the opinion of Planning Commission and Staff, the monument signs' excess of code limits is justified by superior design that incorporates stone columns and an orange aluminum I-beam feature drawn from the building architecture. Sign panels are internally illuminated, routed-out aluminum with push-through acrylic letters, which exceeds the minimum quality level required by the Sign Code.

This rezoning and PDP request addresses the development's monument signage and is not intended to affect the land uses. Building signage is not part of the request.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 20, 2008 at the Sunset Branch Chandler Library. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR08-0006 AAMCO PLAZA subject to the following conditions:

1. Development shall be in substantial conformance with existing zoning approvals except as modified by the application materials of this request (narrative, site plan, and sign illustrations) and associated conditions of approval.
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 monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.

CC MEMO 08-079

April 8 2008

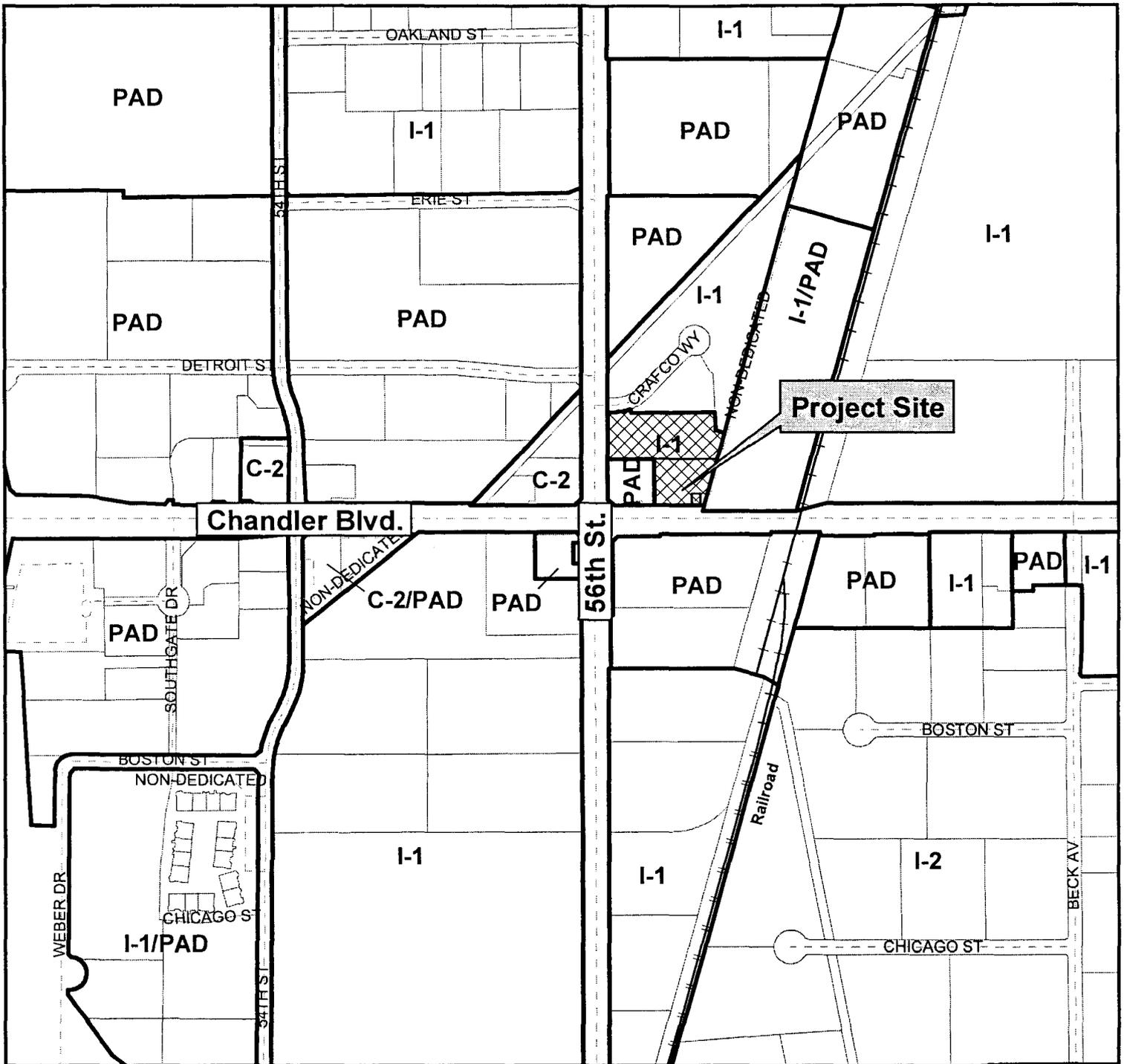
Page 3 of 3

PROPOSED MOTION

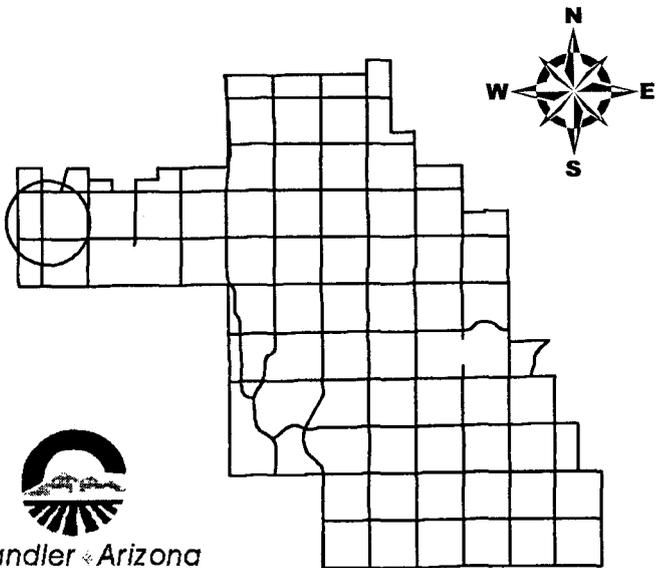
Move to introduce and tentatively adopt Ordinance No. 4054 approving Planned Area Development zoning and Preliminary Development Plan in case DVR08-0006 AAMCO PLAZA subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Building "B" Elevations (black & white)
3. Development Packet (in color, including Building "A" Elevations)
4. Ordinance No. 4054



Vicinity Map

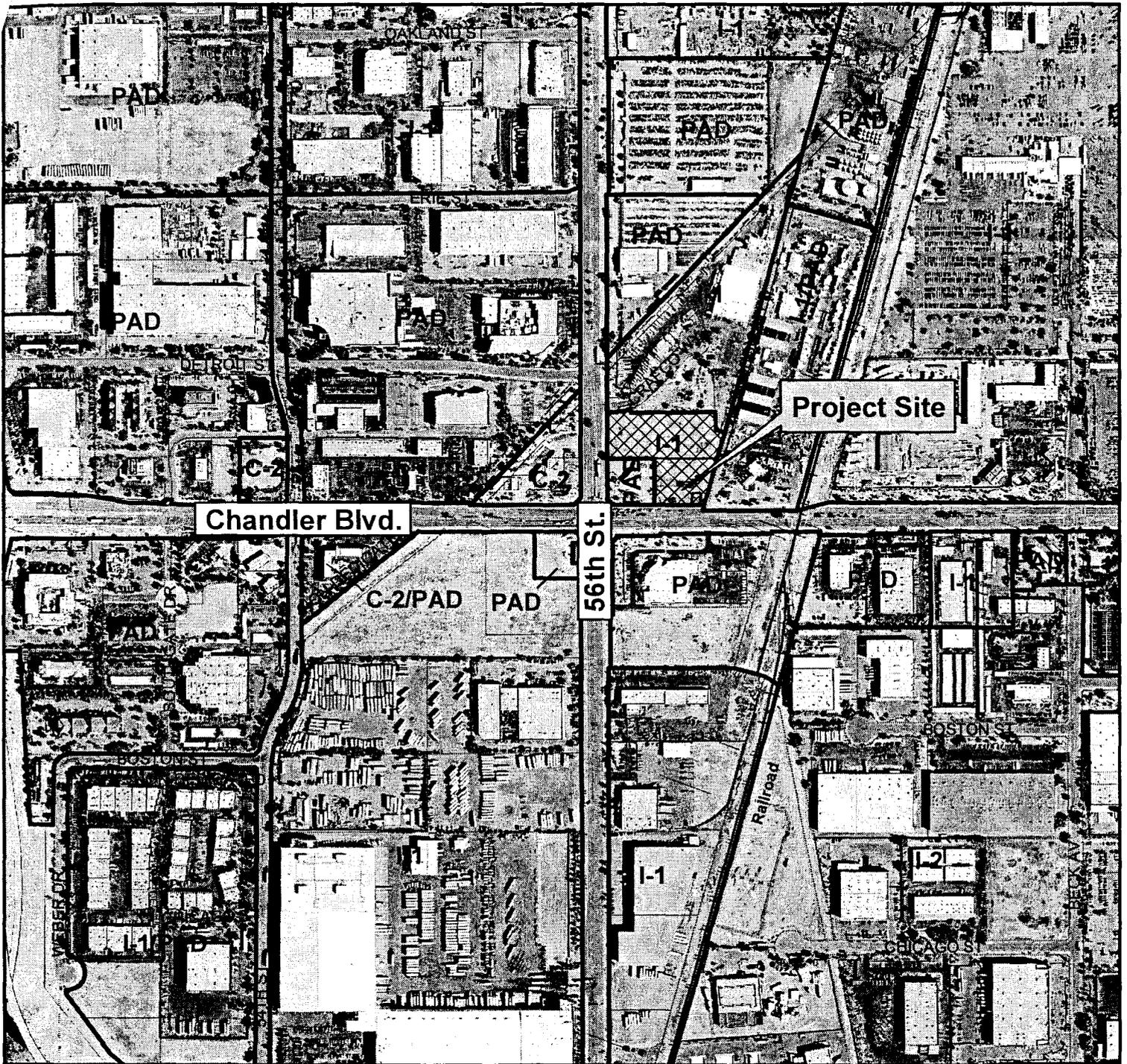


DVR08-0006

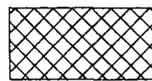
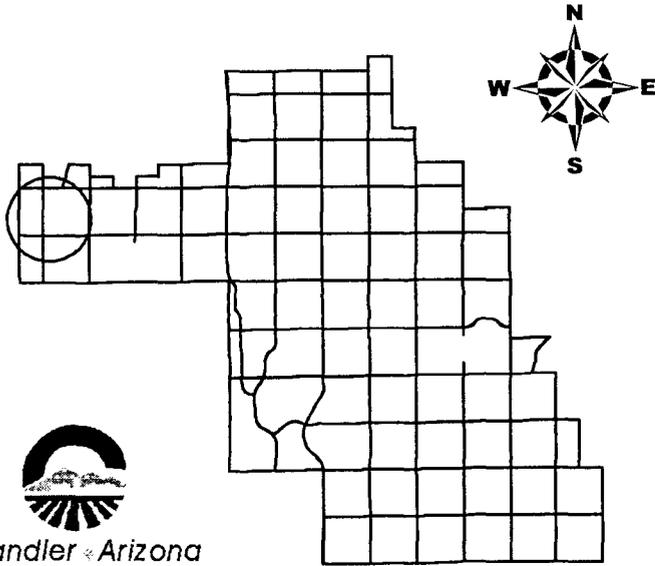
AAMCO Plaza



Chandler Arizona
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Vicinity Map

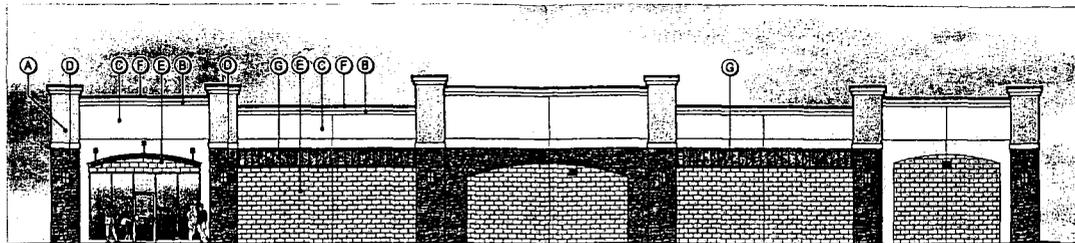


DVR08-0006

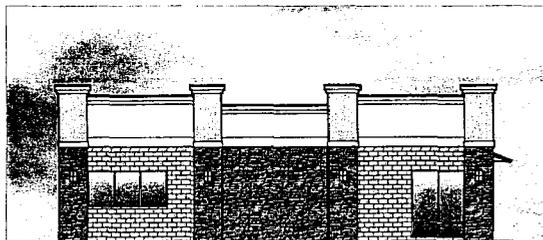
AAMCO Plaza



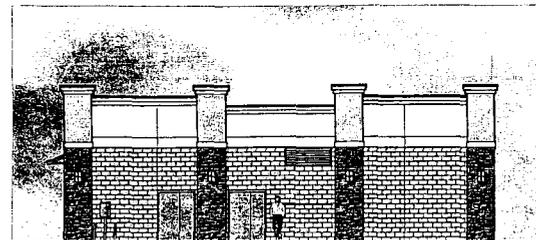
Chandler, Arizona
Where Values Make The Difference



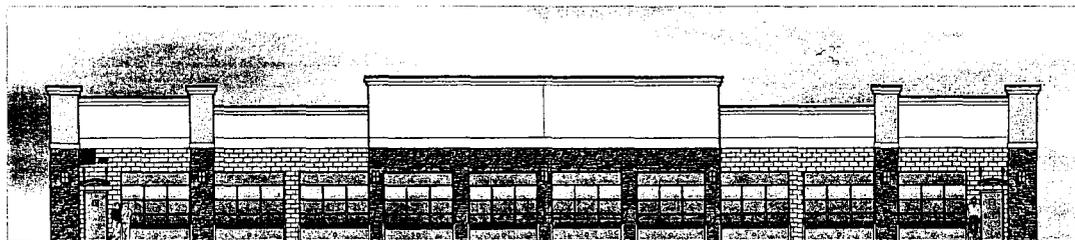
① FRONT (SOUTH) ELEVATION (STREET SIDE)
1/8"=1'-0"



② SIDE (WEST) ELEVATION
1/8"=1'-0"

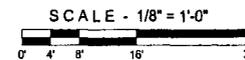


③ SIDE (EAST) ELEVATION
1/8"=1'-0"



④ REAR (NORTH) ELEVATION (CUSTOMER PARKING SIDE)
1/8"=1'-0"

- | | | | | | | |
|--|--|--|--|---|--|-------------------------------|
| A | B | C | D | E | F | G |
| E.I.F. S. FINISH
TO MATCH
SHERWIN-WILLIAMS
SW _____ | E.I.F. S. FINISH
OVER FOAM SHAPES
TO MATCH
SHERWIN-WILLIAMS
SW _____ | E.I.F. S. FINISH
TO MATCH
SHERWIN-WILLIAMS
SW _____ | STONE VENEER
'CULTURED STONE'
COUNTRY
LEDGESTONE
_____ | SPLIT-FACED CMU
PAINTED TO MATCH
SHERWIN-WILLIAMS
SW _____ | GALVANIZED METAL
COPING - PAINT
TO MATCH
SHERWIN-WILLIAMS
SW _____ | PRE-FINISHED
METAL ROOFING |



EMBREE GROUP
CONSTRUCTION
4747 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
PH: (512) 819-1008
FAX: (512) 865-3442

Firestone
COMPLETE AUTO CARE
56th Avenue at Chandler Boulevard
Chandler, Arizona

Property No.: _____
Store No.: _____
Job No.: _____

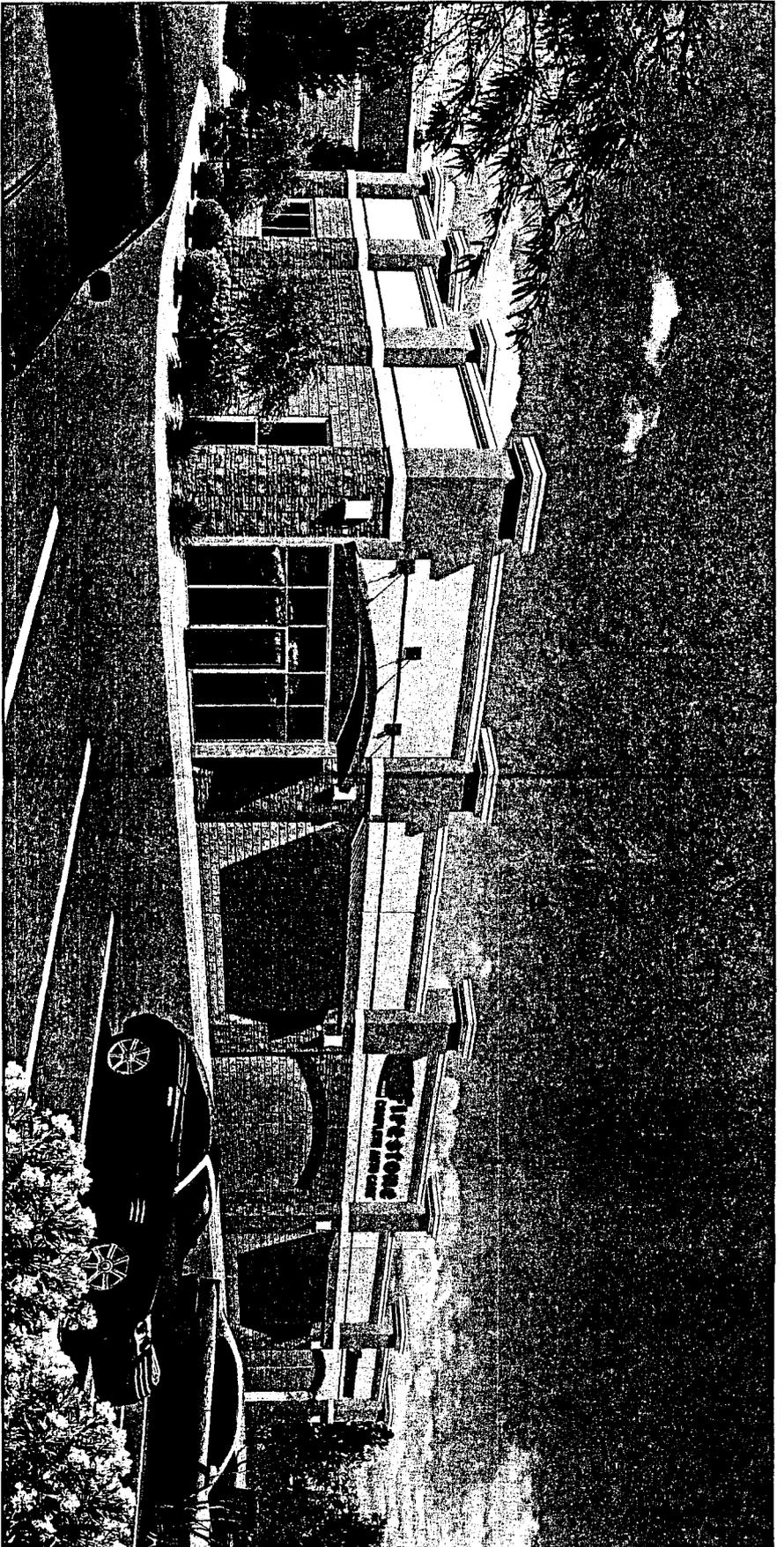
PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
No.	Description	Date

Issue Date:
03-13-2007
File: A4.dwg
Scale: AS NOTED
Checked By: -DM
Drawn By: KEM

Sheet Name:
EXTERIOR
ELEVATIONS
& DETAILS

Sheet No.
A4



SUN STATE BUILDERS 1150 W. Washington Street #120 Tempe, AZ 85281 480.894.1286

www.sunstatebuilders.com

CHANDLER, AZ
03.28.07

Firestone
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DISPLAYS



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A-FRAME
SIGNS



BOAT GRAPHICS



REALTY SIGNS



DIGITAL
PRINTING



MONUMENT
SIGNS



SITE SIGNS



Date: February 25, 2008

To: City of Chandler

From: E.P. Sabin

Ref: AAMCO PLAZA

PROJECT DESCRIPTION

AAMCO Plaza NE Corner 56th St. & Chandler Blvd.

Per our clients request, we are requesting re-zoning of Parcels 301-68-006-Y North and South from I-1 to PAD. The change in zoning will allow the addition of an additional monument panel to the proposed monument on Chandler Blvd. for a total of three panels. In keeping with the high design standards associated with PAD's, the signs proposed, we believe, are of an exceptional quality and will transform the typical industrial look into an eye pleasing, upscale venue. We believe with the additional monument panel, our client will be able to offer higher visibility to prespective tenants, as well as making the public more aware of valued services locally.

Thank You
Ed Sabin



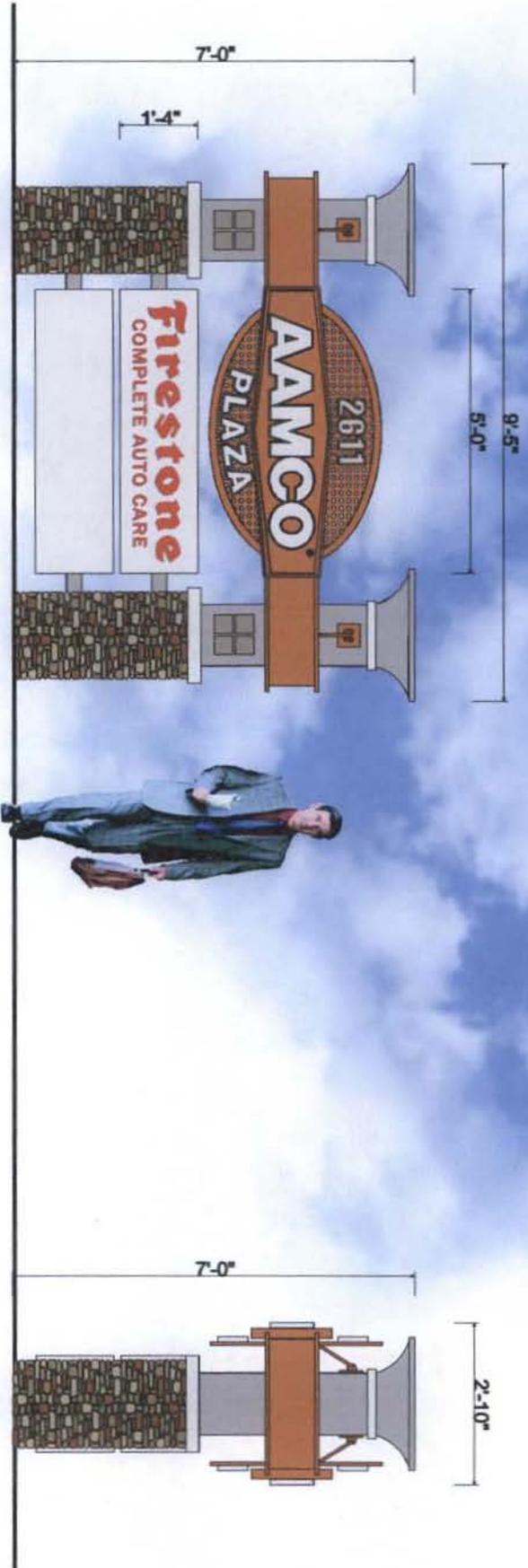
SUN STATE BUILDERS 1150 W. Washington Street #120 Tempe, AZ 85281 480.894.1286

www.sunstatebuilders.com

CHANDLER, AZ
07.09.07

56th St. & Chandler Blvd.





FRONT ELEVATION
SECONDARY MONUMENT

SEAN AARMA
SIGNAGE
www.signarama.com

3400 N. Aventura Ave.
Suite 117/118
Chandler, Arizona
85225
Ph: 480.821.1100
F: 480.821.0700

Date:	1.29.08	Project Name:	AAMCO PLAZA
Scale:	NTS	Address:	CHANDLER BLVD / 56TH
Drawn:	1.29.08	City/State:	CHANDLER
Sales:	BE		

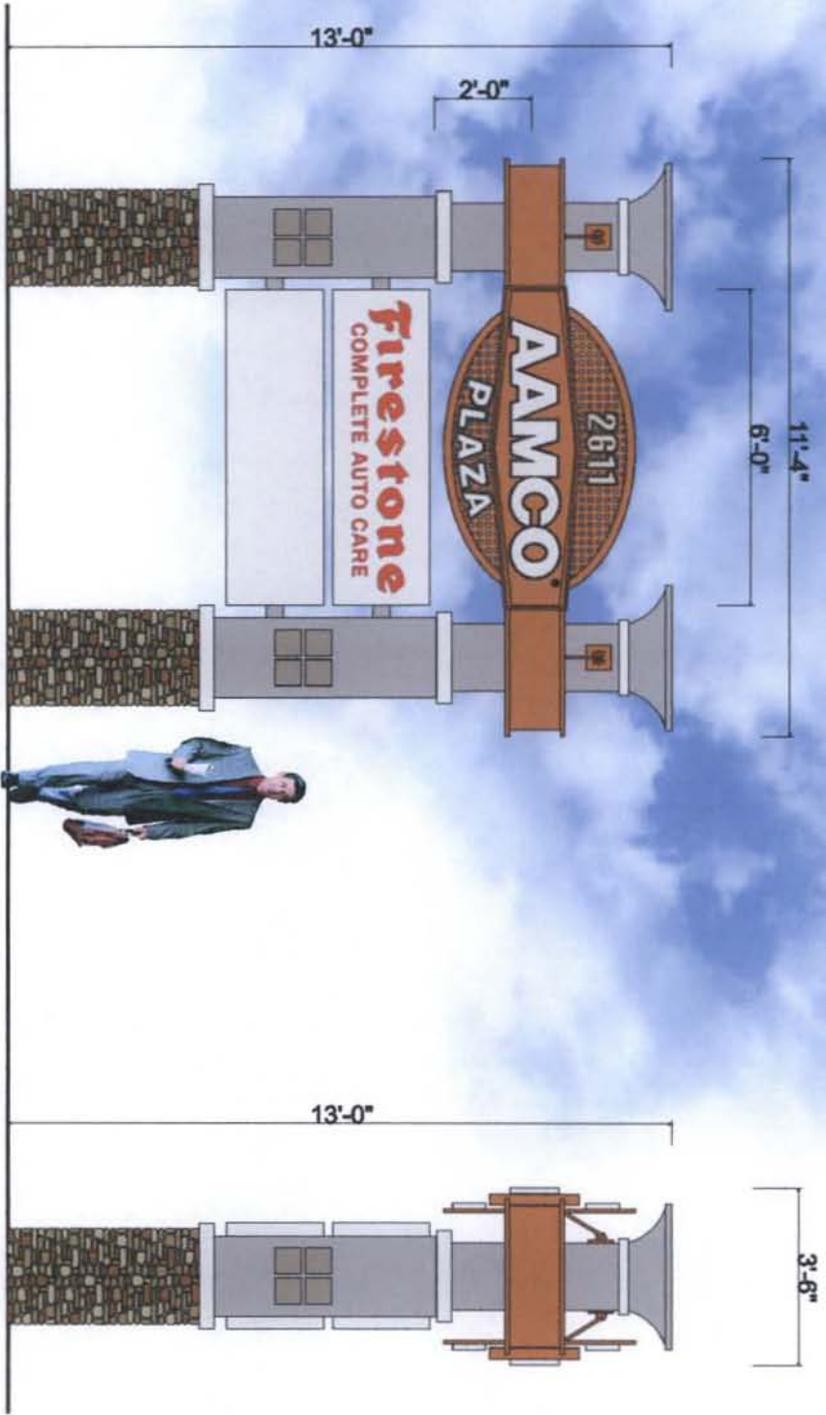
UL
Listed for use in accordance with the requirements of the National Electrical Code, NFPA 70, 2005 Edition.

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No.	Designer	Date
1	EPS	1.29.08
2		
3		
4		
5		
6		

DESIGN DRAWING 1 of 1

Request Number: 1
File No: 35666
File Location: 1.08



FRONT ELEVATION
MAIN MONUMENT

Signarama
 CHANDLER, AZ
 www.signaramachandler.com

3400 N. Arizona Ave.
 Suite 117/118
 Chandler, Arizona
 85225
 Ph: 480.821.1100
 Fx: 480.821.0700

Date:	1.29.08	Project Name:	AAMCO PLAZA
Scale:	NTS	Address:	CHANDLER BLVD / 56TH
Drawn:	1.29.08	City/State:	CHANDLER
Scale:	BE		

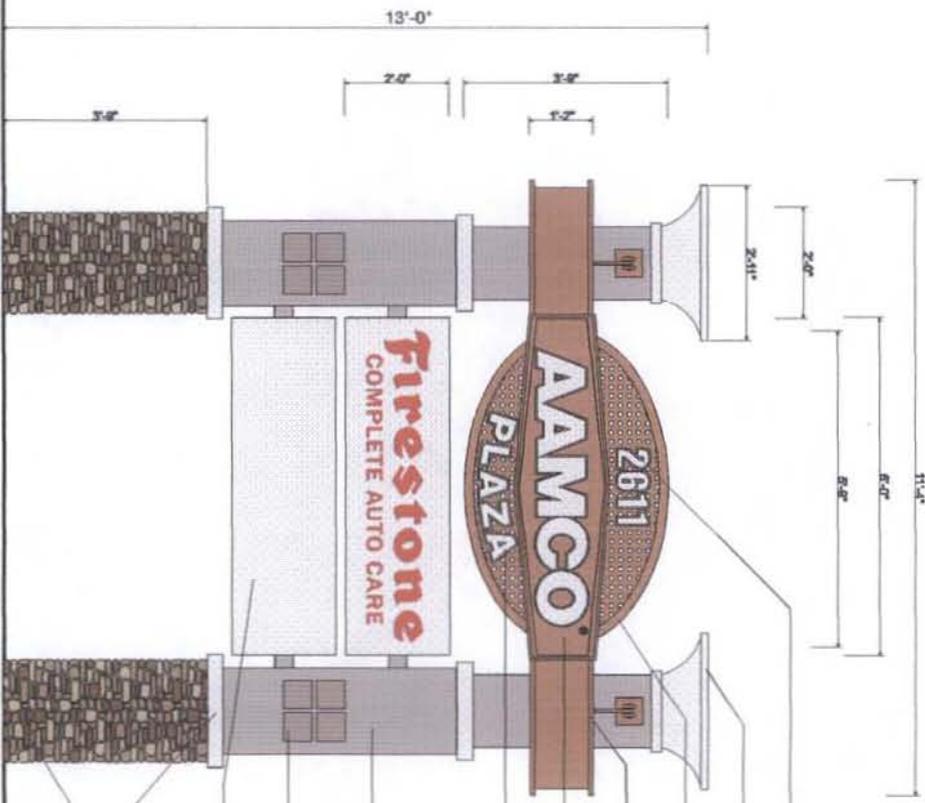
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No.	Designer	Date
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2		
3		
4		
5		
6		

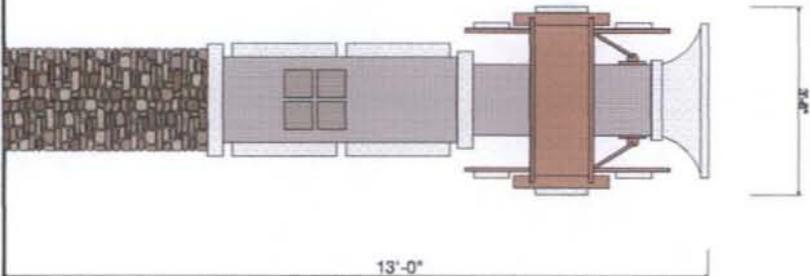
DESIGN DRAWING 1 of 1

Request Number: 1
 File No: 35686
 File Location: 1.08

Front Elevation
MONUMENT M-1
SCALE: 3/4" = 1'-0"



Side View
MONUMENT M-1
SCALE:



3400 N. Arizona Ave
Suite 117118
Chandler, Arizona
85225
Ph. 480.821.1100
Fr. 480.821.0700

Date:	1.29.08	Project Name:	AAMCO PLAZA
Scale:	NTS	Address:	CHANDLER BLVD / 56TH
Drawn:	1.29.08	City / State:	CHANDLER
By:	UC		

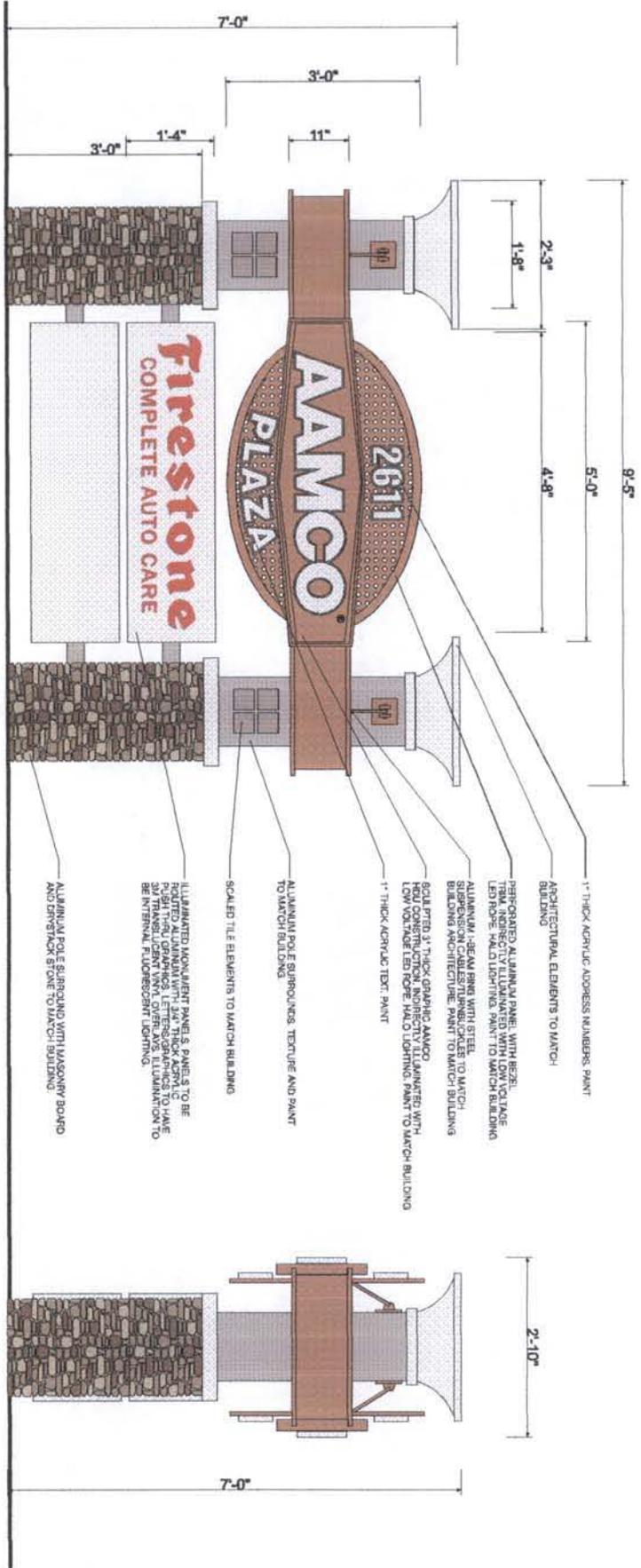


No.	Designer	Date
1	EPS	1.29.08
2	JL	1P
3	JL	1P
4	JL	1P
5	JL	1P
6	JL	1P

DESIGN DRAWING 1 of 1
Request Number: 1
File No: 35685
File Location: 1.08

Front Elevation
SCALE: 1/2" = 1'-0"

MONUMENT M-2



Side View
SCALE:

MONUMENT M-2



3400 N. Arizona Ave.
Suite 117/118
Chandler, Arizona
85225
Ph: 480.621.1100
Fx: 480.621.0700

Date:	1.29.08	Project Name:	AAMCO PLAZA
Scale:	NTS	Address:	CHANDLER BLVD / 56TH
Drawn:	1.29.08	City / State:	CHANDLER
Sales:	BE		

No.	Designer	Date
1	EPS	1.29.08
2		3.5
3		3.10
4		3.10
5	A	3.10
6	A	3.10

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DESIGN DRAWING 1 of 1
Request Number: 1
File No: 35688
File Location: 1.08

ORDINANCE NO. 4054

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL DISTRICT (I-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR08-0006 AAMCO PLAZA) 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 Planned Industrial District (I-1) to Planned Area Development (PAD) subject to the following conditions:

1. Development shall be in substantial conformance with existing zoning approvals except as modified by the application materials of this request (narrative, site plan, and sign illustrations) and associated conditions of approval.
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 monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.

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 this _____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4054 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *CAB*

PUBLISHED:

EXHIBIT "ONE"

PARCEL NO. 1:

Being a portion of the Southwest quarter of Section Twenty-eight (28), Township One (1) South, Range (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, 250.00 feet along the South line of said Section 28;

THENCE North 00 degrees 04 minutes 30 seconds West, 55.00 feet to the North right-of-way line for "WILLIAMS FIELD ROAD" (CHANDLER BOULEVARD), and being the TRUE POINT OF BEGINNING;

THENCE continuing North 00 degrees 04 minutes 30 seconds West, 195.00 feet;

THENCE North 89 degrees 57 minutes 20 seconds East, 260.51 feet;

THENCE South 15 degrees 32 minutes 00 seconds West, 202.44 feet, to a point on said North right-of-way line;

THENCE South 89 degrees 57 minutes 20 seconds West, 14.01 feet along said North right-of-way line;

Unofficial Document

THENCE North 00 degrees 02 minutes 40 seconds West, 50.00 feet;

THENCE South 89 degrees 57 minutes 20 seconds West, 36.00 feet;

THENCE South 00 degrees 02 minutes 40 seconds East, 50.00 feet to the said North right-of-way line;

THENCE South 89 degrees 57 minutes 20 seconds West, along said North right-of-way line, 156.03 feet to the POINT OF BEGINNING;

EXCEPT any portion thereof lying within property conveyed in Grant Deed recorded in Instrument No. 85-0225382 and more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest quarter of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, along the South line thereof, 440.66 feet to a point in a line that is parallel with and distant 400.0 feet Northwesterly, measured at right angles, from the original located center line of Southern Pacific Transportation Company's main track (Tempe Branch), and the TRUE POINT OF BEGINNING of the parcel of land to be described;

THENCE North 15 degrees 34 minutes 00 seconds East, along said parallel line, 1363.85 feet;

THENCE South 74 degrees 26 minutes 00 seconds East, 382.0 feet to a line that is parallel with and distant 18.0 feet Northwesterly, measured at right angles, from said

center line;

THENCE South 15 degrees 34 minutes 00 seconds West along last said parallel line, 1257.11 feet to said South line;

THENCE South 89 degrees 57 minutes 20 seconds West, along said South line, 396.63 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

Being a portion of the Southwest quarter of Section Twenty-eight (28), Township One (1) South, Range (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28;

THENCE North 00 degrees 04 minutes 30 seconds West, 250.00 feet, along the West line of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, 55.00 feet, to a point on the East right-of-way line for 56th Street, being the TRUE POINT OF BEGINNING;

THENCE North 00 degrees 04 minutes 30 seconds West, 184.27 feet, along said East right-of-way line;

THENCE along a curve to the right with a radius of 15.00 feet, delta of 90 degrees 00 minutes 00 seconds an arc length of 23.56 feet;

Unofficial Document

THENCE North 89 degrees 55 minutes 30 seconds East, 14.69 feet;

THENCE along a curve to the left with a radius of 195.73 feet, delta of 21 degrees 03 minutes 06 seconds an arc length of 71.91 feet;

THENCE South 00 degrees 04 minutes 30 seconds East, 16.41 feet;

THENCE North 89 degrees 57 minutes 20 seconds East, 347.89 feet;

THENCE South 01 degrees 43 minutes 48 seconds East, 76.03 feet;

THENCE South 74 degrees 28 minutes 00 seconds East, 37.51 feet;

THENCE South 15 degrees 32 minutes 00 seconds West, 114.10 feet;

THENCE South 89 degrees 57 minutes 20 seconds West, 455.51 feet to the TRUE POINT OF BEGINNING;

EXCEPT any portion thereof lying within property conveyed in Grant Deed recorded in Instrument No. 85-0225382 and more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest quarter of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, along the South line thereof, 440.66 feet to a point in a line that is parallel with and distant 400.0 feet Northwesterly, measured at right angles, from the original located center line of Southern Pacific

Transportation Company's main track (Tempe Branch), and the TRUE POINT OF BEGINNING of the parcel of land to be described;

THENCE North 15 degrees 34 minutes 00 seconds East, along said parallel line, 1363.85 feet;

THENCE South 74 degrees 26 minutes 00 seconds East, 382.0 feet to a line that is parallel with and distant 18.0 feet Northwesterly, measured at right angles, from said center line;

THENCE South 15 degrees 34 minutes 00 seconds West along last said parallel line, 1257.11 feet to said South line;

THENCE South 89 degrees 57 minutes 20 seconds West, along said South line, 396.63 feet to the TRUE POINT OF BEGINNING; and

EXCEPT any portion thereof lying within property conveyed in Special Warranty Deed recorded in Instrument No. 97-0663666 and more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, 154.76 feet along the South line of said Section 28;

THENCE departing said South line North 00 degrees 02 minutes 40 seconds West, 445.97 feet to the POINT OF BEGINNING;

THENCE North 00 degrees 04 minutes Original Document ds West 16.41 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 195.73 feet and to which beginning a radial line bears South 21 degrees 07 minutes 38 seconds East;

THENCE Easterly 85.86 feet along said curve through a central angle of 25 degrees 08 minutes 06 seconds;

THENCE North 43 degrees 44 minutes 16 seconds East, 225.81 feet to the beginning of a curve concave Southeasterly having a radius of 39.27 feet;

THENCE Northeasterly 34.85 feet along said curve through a central angle of 50 degrees 50 minutes 48 seconds to the beginning of a reverse curve concave Northerly having a radius of East 55.73 feet and to which beginning a radial line bears South 04 degrees 35 minutes 04 seconds West;

THENCE Easterly 30.55 feet along said curve through a central angle of 31 degrees 24 minutes 13 seconds;

THENCE on a non-tangent line South 26 degrees 49 minutes 10 seconds East, 83.03 feet;

THENCE South 74 degrees 28 minutes 00 seconds East, 18.00 feet;

THENCE South 01 degrees 43 minutes 48 seconds East, 165.51 feet;

THENCE South 89 degrees 57 minutes 20 seconds West, 347.87 feet to the POINT OF BEGINNING.

Order No.: 20008243 -EF

301-65-006-Y

SOUTH

EXHIBIT "ONE"

PARCEL NO. 1:

Being a portion of the Southwest quarter of Section Twenty-eight (28), Township One (1) South, Range (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particular y described as follows:

COMMENCING at the Southwest corner of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, 250.00 feet along the South line of said Section 28;

THENCE North 00 degrees 04 minutes 30 seconds West, 55.00 feet to the North right-of-way line for "WILLIAMS FIELD ROAD" (CHANDLER BOULEVARD), and being the TRUE POINT OF BEGINNING;

THENCE continuing North 00 degrees 04 minutes 30 seconds West, 195.00 feet;

THENCE North 89 degrees 57 minutes 20 seconds East, 260.51 feet;

THENCE South 15 degrees 32 minutes 00 seconds West, 202.44 feet, to a point on said North right-of-way line;

THENCE South 89 degrees 57 minutes 20 seconds West, 14.01 feet along said North right-of-way line;

THENCE North 00 degrees 02 minutes 40 seconds West, 50.00 feet;

THENCE South 89 degrees 57 minutes 20 seconds West, 36.00 feet;

THENCE South 00 degrees 02 minutes 40 seconds East, 50.00 feet to the said North right-of-way line;

THENCE South 89 degrees 57 minutes 20 seconds West, along said North right-of-way line, 156.03 feet to the POINT OF BEGINNING;

EXCEPT any portion thereof lying within property conveyed in Grant Deed recorded in Instrument No. 85-0225382 and more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest quarter of said Section 28;

THENCE North 89 degrees 57 minutes 20 seconds East, along the South line thereof, 440.66 feet to a point in a line that is parallel with and distant 400.0 feet Northwesterly, measured at right angles, from the original located center line of Southern Pacific Transportation Company's main track (Tempe Branch), and the TRUE POINT OF BEGINNING of the parcel of land to be described;

THENCE North 15 degrees 34 minutes 00 seconds East, along said parallel line, 1363.85 feet;

THENCE South 74 degrees 26 minutes 00 seconds East, 382.0 feet to a line that is parallel

with and distant 18.0 feet Northwesterly, measured at right angles, from said center line;

THENCE South 15 degrees 34 minutes 00 seconds West along last said parallel line, 1257.11 feet to said South line;

THENCE South 89 degrees 57 minutes 20 seconds West, along said South line, 396.63 feet to the TRUE POINT OF BEGINNING;