

#22
JUN 26 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 08-124

DATE: JUNE 19, 2008

TO: MAYOR AND CITY COUNCIL

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

FROM: KEVIN MAYO, ACTING PLANNING MANAGER

SUBJECT: PDP07-0042 MILL CROSSING

Request: Preliminary Development Plan (PDP) approval of a comprehensive sign package for a retail development

Location: Southwest corner of Gilbert and Germann Roads

Applicant: Sean Lake
 Pew & Lake, P.L.C.

Project Info: Approximate 20-acre site, approximately 165,000 square-feet of building area

RECOMMENDATION

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

BACKGROUND

The subject 20-acre site is located at the southwest corner of Gilbert and German Roads as part of the larger 108-acre Chandler Airport Business Park (CABP) Master Plan, receiving PAD zoning approval in 1999. The subject site is bordered to the north by Germann Road, with the Crossroads Towne Center commercial development located north of Germann Road. Gilbert Road abuts the property's east side with additional commercial development within the Town of

Gilbert located east of the arterial street. To the south is the recently approved Watermark at Chandler Airpark commercial development, currently under construction.

With City Council's approval of the first Preliminary Development Plan within CABP, the design guidelines were established for the balance of the master plan. Development plans for the remaining parcels within CABP have and will be reviewed administratively by Staff. The 20-acre Mill Crossing commercial development is no exception. Staff has administratively approved the site plan, building elevation and landscape plans for the subject site. The conditional approval for CABP however did not request any deviation from Code with regards to signage, specifically freestanding monument signage. The current Preliminary Development Plan request seeks to approve a comprehensive sign package with minor variations from Code.

The proposed comprehensive sign package includes the sign criteria for all building mounted signage as well as the freestanding monument signage. The comprehensive sign package continues the development's high-quality image by maintaining a uniform look for the building mounted signage for the various future tenants. All building mounted signage is restricted to individual mounted pan-channel internally illuminated lettering. Corporate colors and fonts are permitted. All building mounted signage must occur within the identified sign band areas, as shown within the attached exhibits. Raceway signage is not permitted. The sign package does permit tenants the option for non-illuminated 'under-canopy' blade signs that provide tenant identification signage at a pedestrian level.

The sign package requests three freestanding monument signs per arterial street, one more per street than is permitted by Code. A single 6-foot tall gas station monument sign with digital price display is proposed along each street, adjacent to the gas station parcel. Two 20-foot tall (14-foot max is permitted by Code) 4-tenant panel monument signs are proposed, one along Gilbert Road, and one along Germann Road. Finally, a 3-tenant panel 20-foot tall anchor-tenant freestanding monument sign is proposed along each arterial street. All freestanding monument signs include building materials and elements found upon the buildings. The signs provide a brick veneer base with an asymmetrical stone column. A decorative cornice as found upon the building tops each sign. The tenant panels are proposed as routed aluminum panels backed with 1/8-inch colored acrylic.

Staff supports the comprehensive sign package finding it to maintain the quality image established for the Mill Crossing development. The freestanding monument signage utilizes materials and elements found upon the buildings maintaining compatibility. Additionally, the increased sign height and frequency is warranted by the sign's overall quality, as well as the precedent established by the existing adjacent commercial developments. Finally, the proposed building mounted signage will maintain a uniform high-quality appearance.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.

- A neighborhood meeting was held on 05/12/08 at Ashland Ranch Elementary School. No neighbors attended the meeting.

Staff has received no phone calls or letters from neighbors in opposition.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan, subject to the following conditions:

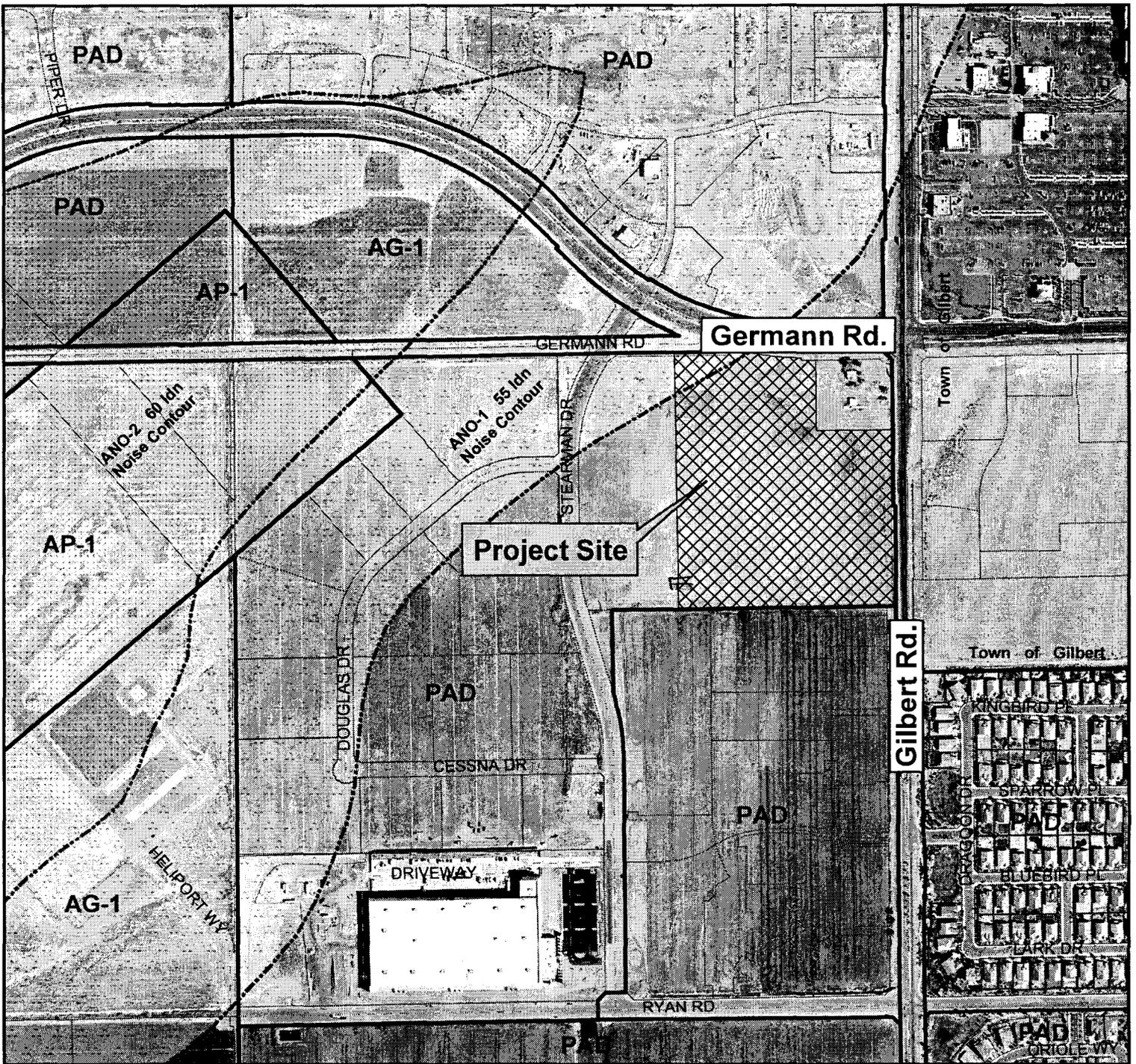
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Mill Crossing" kept on file in the City of Chandler Planning Services Division, in File No. PDP07-0042, except as modified by condition herein.
2. Sign packages, including free-standing signs as well as 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. All raceway signage shall be prohibited within the development.

PROPOSED MOTION

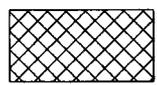
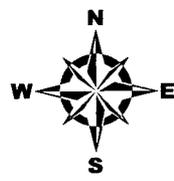
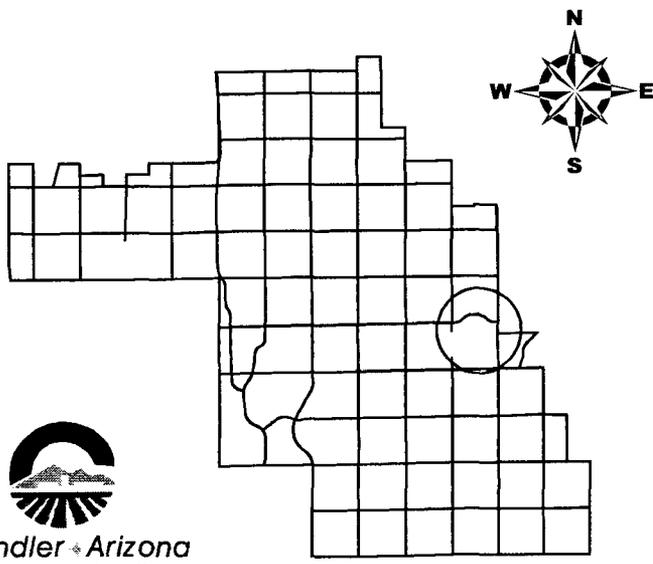
Move to approve the Preliminary Development Plan in case PDP07-0042 MILL CROSSING subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Sign exhibits

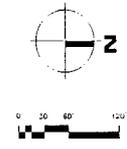
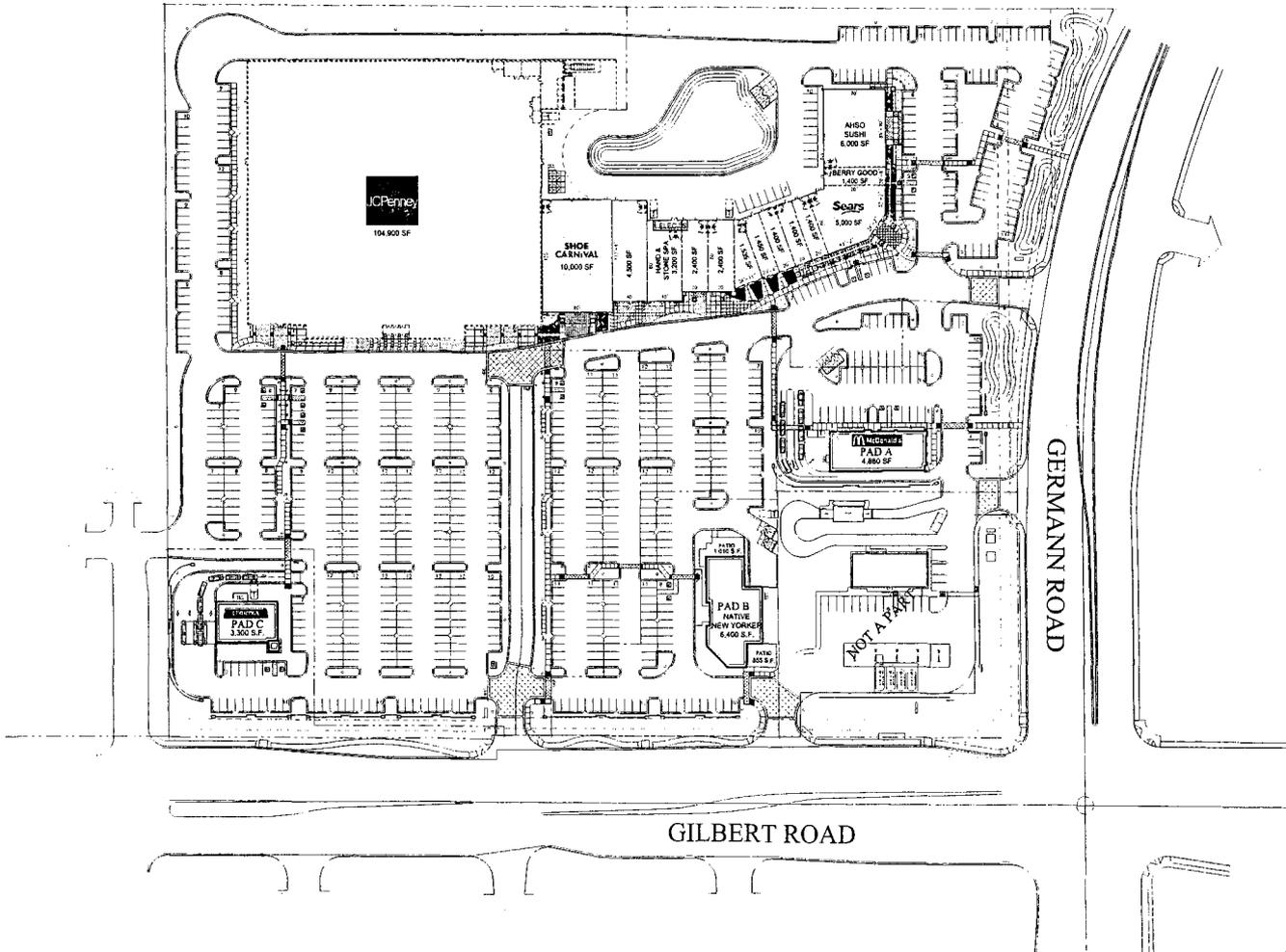


Vicinity Map



PDP07-0042

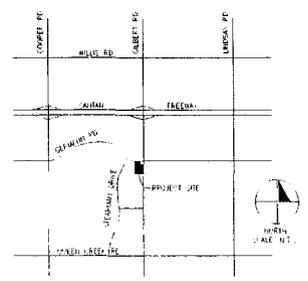
Mill Crossing



SITE DATA

GRUSS SITE AREA (EXCLUDING CORNER PARCEL)	745,395 S.F. 19.0257 ACRES
NET SITE AREA (EXCLUDING CORNER PARCEL)	739,887 S.F. 16.99 ACRES
LEASEABLE BUILDING AREA (TENANT S.F.)	183,425 S.F.
PARKING PROVIDED	821 SPACES
PARKING RATIO	5.04/ 1,000 S.F.

VICINITY MAP

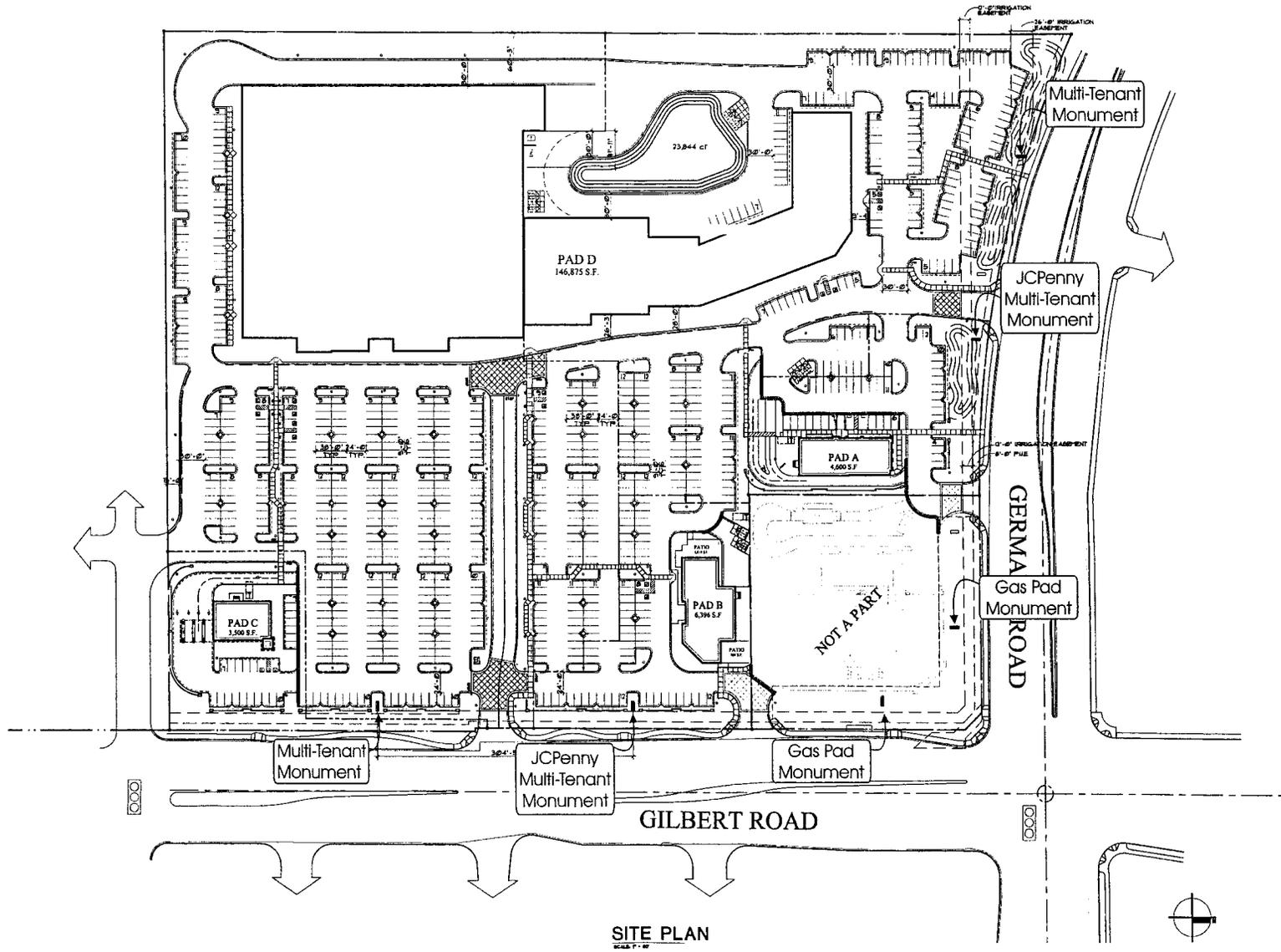


FEBRUARY 07, 2008



SWC Gilbert Road & Germann Road
Chandler, AZ

OPUS ARCHITECTS & ENGINEERS
A Member of the Opus Group
10350 Bren Road West
Minnetonka, MN 55343
952-656-4444
Fax 952-656-4529



CONSTRUCTION

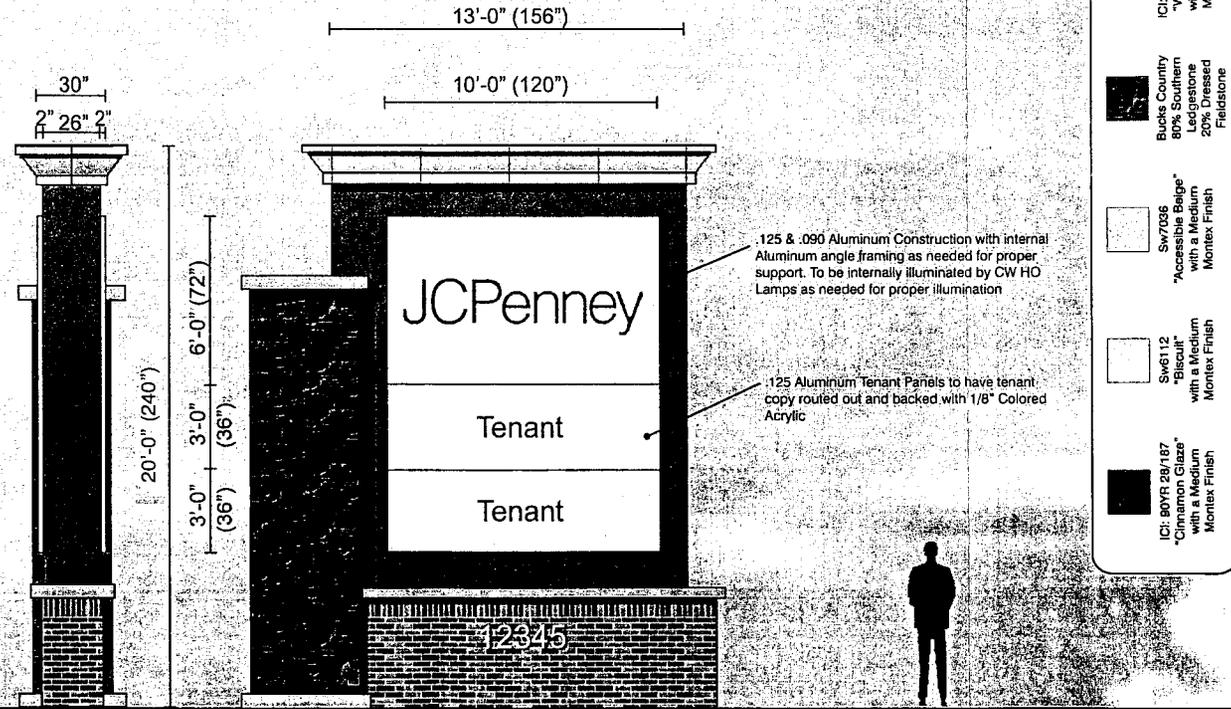
.090 & .125 ALUMINUM WITH INTERNAL ANGLE FRAMING AS NEEDED FOR PROPER SUPPORT.

TENANT PANELS

.125 ALUMINUM WITH TENANT COPY ROUTED OUT AND BACKED WITH 1/8" SG ACRYLIC, COLOR TO VARY PER TENANT APPROVED COPY AND LOGO

ILLUMINATION

INTERNAL CWHO LAMPS WITH BALLASTS - 120V



Engineering Specifications
All Signs Fabricated as per A.S.A. Specifications & 2003 I.B.C.

Electrical Specifications
All Signs Fabricated as per 2002 N.E.C. Specifications

Scale: 3/8" = 1'

TWO (2) INTERNALLY ILLUMINATED MULTI-TENANT MONUMENTS

THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING



Signs

CUSTOMER: Mill Crossing	ADDRESS: 4028 W. Whitton Ave. - Phoenix, AZ - 85019
ADDRESS: SWC Gilbert Rd & Germann Rd	WEBSITE: www.bootzandduke.com
SALESMAN: Brent VanDeman	PHONE #: (602) 272-9356
DESIGNER: AVMorales II	FAX #: (602) 272-4608
DESIGN #: A-1492-07	REVISION: [0] - Date
DATE: October 23, 2007	PAGE #: 1 of 3

CONSTRUCTION

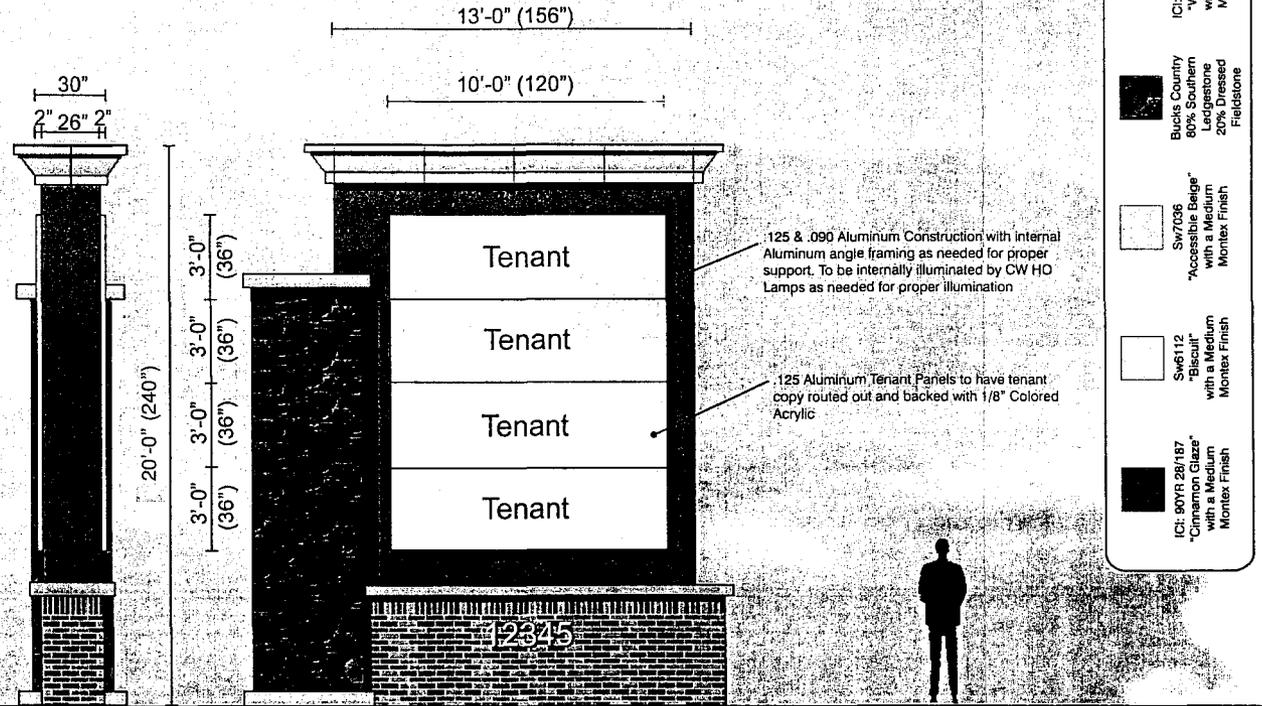
.090 & .125 ALUMINUM WITH INTERNAL ANGLE FRAMING AS NEEDED FOR PROPER SUPPORT.

TENANT PANELS

.125 ALUMINUM WITH TENANT COPY ROUTED OUT AND BACKED WITH 1/8" SG ACRYLIC, COLOR TO VARY PER TENANT APPROVED COPY AND LOGO

ILLUMINATION

INTERNAL CWHO LAMPS WITH BALLASTS - 120V



-  Phoenix Brick "Railroad Blend"
-  ICI: 10 Y Y 30/106 "Wright Stone" with a Medium Montex Finish
-  Bucks Country 80% Southern Ledgestone 20% Dressed Fieldstone
-  Sw7036 "Accessible Beige" with a Medium Montex Finish
-  Sw6112 "Biscuit" with a Medium Montex Finish
-  ICI: 80YR 28/187 "Copper Glaze" with a Medium Montex Finish

125 & .090 Aluminum Construction with internal Aluminum angle framing as needed for proper support. To be internally illuminated by CW HO Lamps as needed for proper illumination

125 Aluminum Tenant Panels to have tenant copy routed out and backed with 1/8" Colored Acrylic

Engineering Specifications
All Signs Fabricated as per A.S.A. Specifications & 2003 I.B.C.

Electrical Specifications
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Scale: 1/4" = 1'

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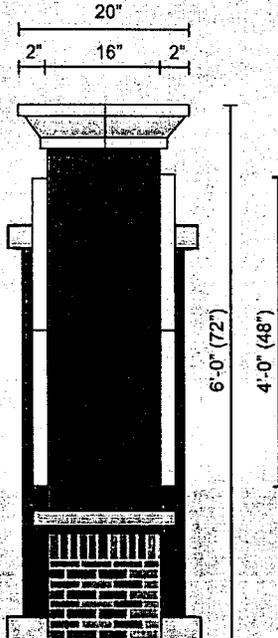
CUSTOMER:	Mill Crossing	ADDRESS:	4028 W. Whitton Ave. - Phoenix, AZ - 85019
ADDRESS:	SWC Gilbert Rd & Germann Rd	WEBSITE:	www.bootzandduke.com
SALESMAN:	Brent VanDeman	PHONE #:	(602) 272-9356
DESIGNER:	AVMorales II	FAX #:	(602) 272-4608
DESIGN #:	A-1492-07	REVISION:	[0] - Date
		DATE:	October 23, 2007
		PAGE #:	1 of 3

CONSTRUCTION
 .090 & .125 ALUMINUM WITH INTERNAL ANGLE FRAMING AS NEEDED FOR PROPER SUPPORT.

TENANT PANELS
 .125 ALUMINUM WITH TENANT COPY ROUTED OUT AND BACKED WITH 1/8" SG ACRYLIC;
 COLOR TO VARY PER TENANT APPROVED COPY AND LOGO

ILLUMINATION
 INTERNAL CWHO LAMPS WITH BALLASTS - 120V

.125 & .090 ALUMINUM CONSTRUCTION WITH INTERNAL ALUMINUM ANGLE FRAMING AS NEEDED FOR PROPER SUPPORT. TO BE INTERNALLY ILLUMINATED BY CWHO LAMPS AS NEEDED FOR PROPER ILLUMINATION.
 .125 ALUMINUM TENANT PANELS TO HAVE TENANT COPY ROUTED OUT AND BACKED WITH 1/8" COLORED ACRYLIC.
 LED MODULE FACE "SMOKED BRONZE" ACRYLIC.
 PRICE FACE - .125 ALUMINUM BLACK SEMI-GLOSS WRITOUT OPENINGS & BACKED WITH LED MODULE.
 NOTE: UNLEADED LED MODULES HAVE RED LED.



- Phoenix Brick "Railroad Blend"
- ICI: TO YV 301106 "Wright Stone" with a Medium Montex Finish
- Buckle Country 80% Southern Ledgestone 20% Dressage Flatstone
- Svr7036 "Accessible Beige" with a Medium Montex Finish
- Svr8112 "Biscuit" with a Medium Montex Finish
- ICI: 90YR 26/187 "Cinnamon Glaze" with a Medium Montex Finish

Engineering Specifications
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Electrical Specifications
 All Signs Fabricated as per 2002 N.E.C. Specifications

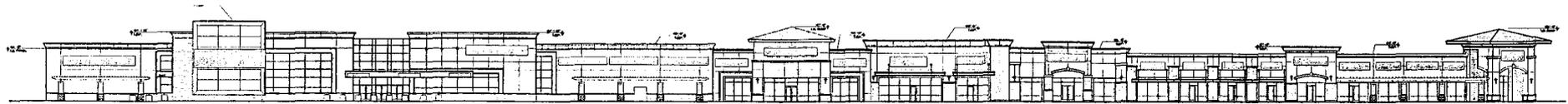
Two(2) Internally Illuminated Gas Pad Monuments With electronic price displays
 Scale: 3/4" = 1'

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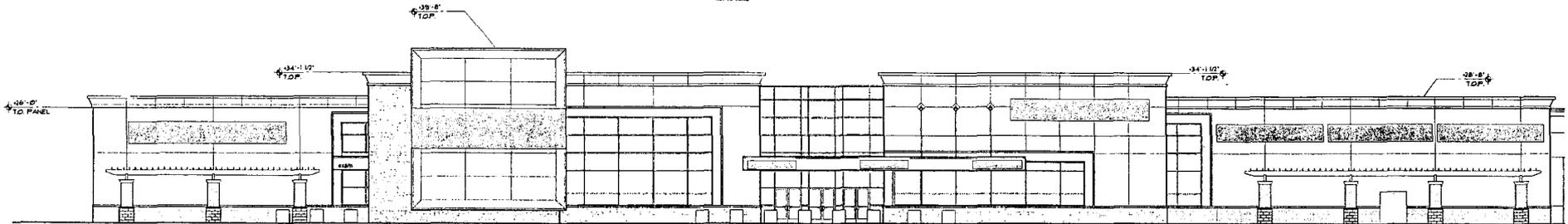


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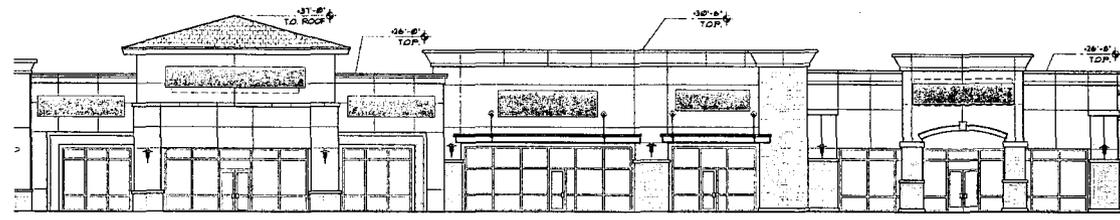
COMPREHENSIVE SIGN PROGRAM - Mill Crossing - SWC Gilbert Rd & Germann Rd



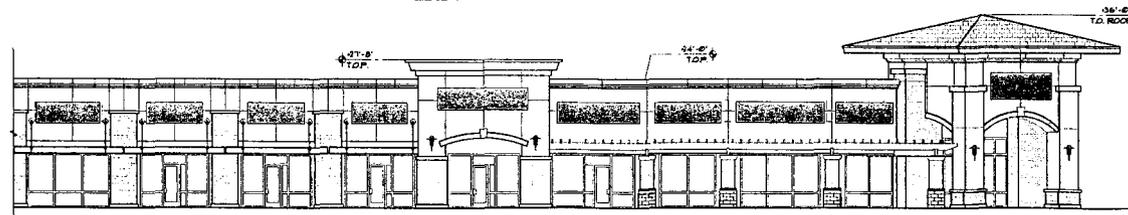
EAST ELEVATION



JCPENNEY ELEVATION



PARTIAL SHOPS EAST ELEVATION



PARTIAL SHOPS EAST ELEVATION

 = Approx. Potential Sign Locations