

FEB 12 2009

portion of the project. The existing PDP specifies that individual parcels' monument signs be constructed of masonry, concrete, and architectural metals of a contemporary southwest corporate style similar to the project theme walls along McClintock Drive and approved directional signage while being compatible with adjacent building architecture and screen wall materials. Additionally, the existing PDP limits monument signs to 8' in height, internal illumination only, two tenant panels, and one monument sign per parcel unless a parcel has more than 300' of frontage and only one entrance.

The application proposes amending the PDP for the two subject parcels primarily in order to allow six (6) tenant panels per monument sign. A more minor deviation, prompted by smaller panels, is the use of indirect lighting rather than internal illumination. The application otherwise follows the existing PDP requirements including size, placement, colors, and materials. Staff notes that the proposed sign colors will match the building colors, which are more of a brown hue than the yellowish color in the printed representations.

The two parcels contain twin buildings of approximately 70,570 square feet each located at an angled orientation to the cul-de-sac. Originally, the buildings were intended to house only a few tenants. However, the applicants cite changes in the rental market that make the buildings more suitable to a larger number of smaller tenants. The requested increase in tenant panels is intended to accommodate some of the larger tenants among the increased number now expected.

The northern building is open. The southern building is scheduled to open in February 2009.

### **DISCUSSION**

Planning Commission and Staff support the request, finding it to be a reasonable request that maintains the expected level of quality within the business park. The buildings are especially large for the small amount of street frontage on the cul-de-sac. If the buildings were not at the end of the cul-de-sac, they would likely have more than 300' of frontage and be allowed multiple monument signs. Additionally, the change of lighting style to indirect lighting is generally perceived as an upgrade over internal illumination.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant sent a letter and exhibits depicting the signage request to all property owners within 600' and Registered Neighborhood Organizations within ¼ mile.
- At the time of this writing, Staff is not aware of any opposition.

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 4    Opposed: 1 (Cason)    Absent: 2 (Irby, Rivers)

The opposing vote was due to a sense that the signage, at 8' height and 12' width per monument sign, would be too large at this location. Other Commissioners felt that the number of panels and size would be appropriate as designed.

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**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development – CC Memo No. 09-011**

**DATE:** FEBRUARY 5, 2009

**TO:** MAYOR AND CITY COUNCIL

**THRU:** *for* W. MARK PENTZ, CITY MANAGER *RD*  
JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR *JK*  
BOB WEWORSKI, PLANNING MANAGER *BW*

**FROM:** BILL DERMODY, SENIOR CITY PLANNER *BD*

**SUBJECT:** PDP09-0001 CHANDLER CORPORATE CENTER

**Request:** Preliminary Development Plan (PDP) approval for modified monument signage

**Location:** 500 & 585 N. Juniper Drive, north and west of the northwest corner of Chandler Boulevard and McClintock Drive

**Applicants:** RG-McClintock, LLC and S & W, LLC

**Project Info:** Two (2) monument signs with six (6) tenant panels each on two (2) parcels totaling approximately 14 acres

**RECOMMENDATION**

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

**BACKGROUND**

The request is for Preliminary Development Plan (PDP) approval for modified monument signage on two properties within the Chandler Corporate Center. The parcels are located at the end of a cul-de-sac in the northwestern portion of the development. A city park is to the west. To the north across Desert Breeze Boulevard are single-family houses and another city park.

The approximately 100-acre Chandler Corporate Center received its current PAD zoning for industrial, office, and retail uses in 1981. A PDP was approved in 2000 and modified in 2005 that established the site layout, architecture, and signage for the industrial/office (northern)

portion of the project. The existing PDP specifies that individual parcels' monument signs be constructed of masonry, concrete, and architectural metals of a contemporary southwest corporate style similar to the project theme walls along McClintock Drive and approved directional signage while being compatible with adjacent building architecture and screen wall materials. Additionally, the existing PDP limits monument signs to 8' in height, internal illumination only, two tenant panels, and one monument sign per parcel unless a parcel has more than 300' of frontage and only one entrance.

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The two parcels contain twin buildings of approximately 70,570 square feet each located at an angled orientation to the cul-de-sac. Originally, the buildings were intended to house only a few tenants. However, the applicants cite changes in the rental market that make the buildings more suitable to a larger number of smaller tenants. The requested increase in tenant panels is intended to accommodate some of the larger tenants among the increased number now expected.

The northern building is open. The southern building is scheduled to open in February 2009.

### **DISCUSSION**

Planning Commission and Staff support the request, finding it to be a reasonable request that maintains the expected level of quality within the business park. The buildings are especially large for the small amount of street frontage on the cul-de-sac. If the buildings were not at the end of the cul-de-sac, they would likely have more than 300' of frontage and be allowed multiple monument signs. Additionally, the change of lighting style to indirect lighting is generally perceived as an upgrade over internal illumination.

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- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant sent a letter and exhibits depicting the signage request to all property owners within 600' and Registered Neighborhood Organizations within ¼ mile.
- At the time of this writing, Staff is not aware of any opposition.

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 5    Opposed: 1 (Cason)    Absent: 1 (Irby)

The opposing vote was due to a sense that the signage, at 8' height and 12' width per monument sign, would be too large at this location. Other Commissioners felt that the number of panels and size would be appropriate as designed.

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of PDP09-0001 CHANDLER CORPORATE CENTER subject to the following conditions:

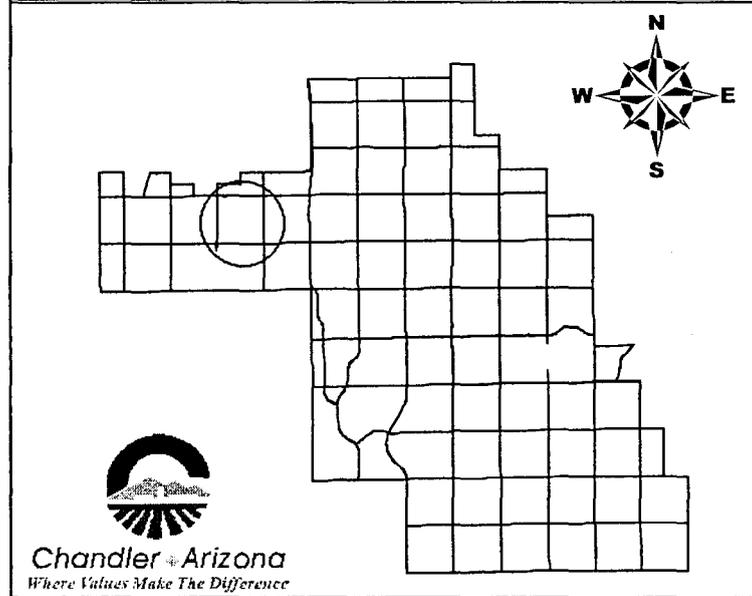
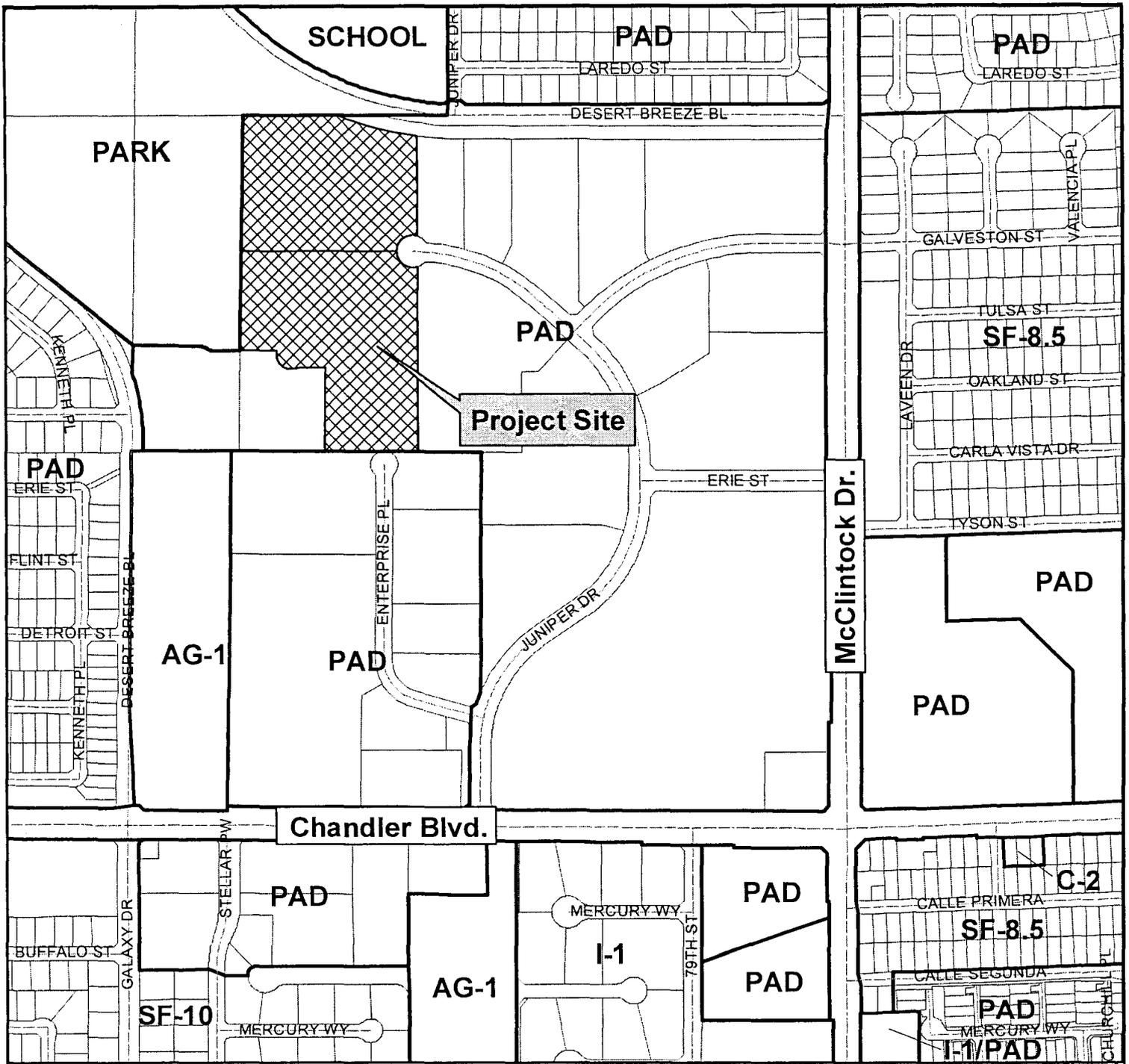
1. Development shall be in substantial conformance with the application materials (site plan, elevations, narrative), except as modified by condition herein.
2. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
3. The monument sign package 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.
4. Development shall be in substantial conformance with previous approvals except as modified by this request.

**PROPOSED MOTION**

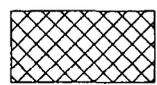
Move to approve Preliminary Development Plan case PDP09-0001 CHANDLER CORPORATE CENTER subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevation
5. Photograph of northern building



## Vicinity Map



PDP09-0001

Chandler Corporate Center





*The  
Rockefeller  
Group*

City of Chandler

Mr. Bill Dermody  
Senior City Planner  
215 E. Buffalo Street  
Chandler, AZ 85225

JAN 06 2009

January 5, 2009

AM/PM  
Development Services

RE: Chandler Corporate Center  
500 and 585 N. Juniper Drive, Chandler, AZ 85226  
Monument Sign

Dear Bill:

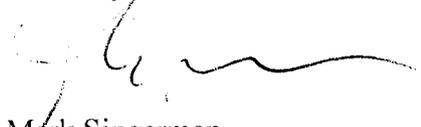
RG-McClintock, LLC ("RGDC") and RRS & Company ("RRS") are jointly seeking to amend Section IX, Signage, Parcel/Tenant Freestanding Identification Signs of the Chandler Corporate Center PDP. Currently, the PDP allows no more than two (2) tenants on this type of sign. To reflect changes in the office leasing market requiring smaller lease spaces, we wish to allow up to six (6) tenant sign panels on this type of sign.

RRS has recently completed one of two identical office buildings called the MediServe Building in accordance with Section X of the PDP. RGDC acquired the adjacent parcel from RRS and is currently constructing the twin building. RGDC and RRS wish to establish a common sign criteria for both buildings to preserve the high quality image of a Class "A" office environment. We plan to install identical monument signs distinguished from each other only by the respective address and tenant names.

The signs will reflect the design, materials and size established in the PDP. We will be using two color tones of masonry to match that used on the office buildings. The signs will be externally illuminated to provide a richer, more upscale image commensurate with our Class "A" office development. Please see the attached site plan and sign elevation and materials.

We have attached our application form and the fee totaling \$200.00. We would appreciate an expedited review and, if acceptable to staff, placement on the public hearing agendas as soon as possible. Thank you.

Sincerely,



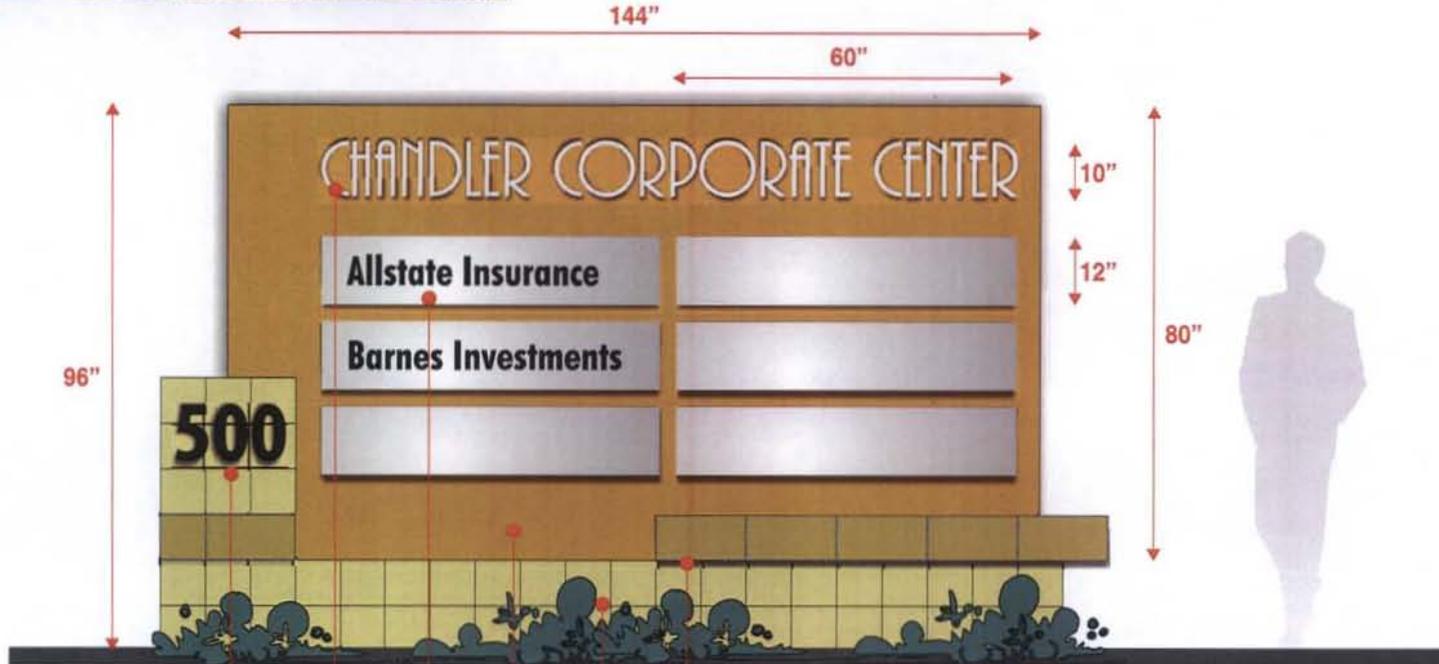
Mark Singerman  
Regional Director – Arizona

cc: John Forster





PROPOSED EXTERNAL ILLUMINATION WITH FIXTURES  
HIDDEN FROM VIEW WITH LANDSCAPE FEATURES



8" x 8" x 16" SPLIT FACE BLOCK PAINTED  
FRAZEE (BRUSH BOX 8235 W)

8" x 8" x 16" CENTER SCORE BLOCK MASONRY BASE  
PAINTED FRAZEE (LULLED BEIGE 8232W)

MASONRY WALL WITH STUCCO FINISH AND PAINTED TO  
BLEND WITH BUILDING COLORS

60" x 12" x 1" DEEP ALUMINUM REVERSE PAN PAINTED  
MATTHEWS ACRYLIC POLYURETHANE (BRUSHED ALUMINUM 41-342) /  
BLACK REFLECTIVE VINYL GRAPHICS

1/2" THICK CUT OUT ALUMINUM LETTERS PAINTED  
MATTHEWS ACRYLIC POLYURETHANE (BRUSHED ALUMINUM 41-342)  
INSTALL TO MASONRY WALL WITH 1/2" SPACERS

10" TALL CAST ALUMINUM ADDRESS NUMBERS WITH BLACK BAKED  
ENAMEL FINISH

## Customer

**CHANDLER CORPORATE CENTER**  
R. Randy Stolworthy / S&W 950, LLC  
(480) 305-1960 Phone  
(480) 305-1952 Fax  
randy@rrs-co.com

Mark Singerman / The Rockefeller Group  
(602) 387-5328 Phone  
(602) 602-513-9983 Cell  
(602) 387-5001  
MSingerman@rockgrp.com

## Project Description

**NON ILLUMINATED  
MONUMENT SIGN**

## Drawing Info

File Name: **CCC045**  
Date: **12 - 18 - 08**  
Scale: **3/8" = 1'0"**

Finished signage will reasonably conform with the measurements and specification shown. However, all photos and drawings shown are approximate as regards to size, color and relative placement of the elements shown. SIGNLINE reserves the right to change any specification to comply with city code or deal with constraints of the building structure.

## Estimate Number

## Customer Approval

Approval Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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## Graphic Design, Planning and Fabrication

**SIGNLINE™**

Manufacturers Of Signs & Graphics Since 1991 ROC # 00189 L38  
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