

16

AUG 27 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 09-094

DATE: AUGUST 13, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: PDP09-0020 ORBITAL LAUNCH SYSTEMS SIGNAGE

Request: Preliminary Development Plan (PDP) approval of two new monument signs

Location: 3380 S. Price Road, southwest corner of Price and Dobson Roads

Applicant: Young Electric Sign Company

Owner: Corporate Property Associates 8 LP et al

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 subject to conditions.

BACKGROUND

The request is for Preliminary Development Plan (PDP) approval for two new 8'-high monument signs along the Orbital Launch Systems property frontage on the southwest corner of Price and Dobson Roads. To the west is the Ocotillo reclaimed water facility, to the south is the City of Chandler fire training facility, to the north across Price Road is Orbital's new office expansion within the Waters at Ocotillo development, and to the southeast across Dobson Road is the Corona Del Mar residential subdivision.

The property received its Planned Area Development (PAD) zoning for manufacturing/test facility uses in 1989, as guided by the Ocotillo Master Plan that previously designated the site for

Employment uses. The PAD zoning was accompanied by a PDP that left monument signage to be in conformance with the Zoning Code. The sign locations and designs conform to the Zoning Code except that they exceed 6' in height.

The requested signage includes two 8'-high, single-tenant monument signs with directional signage incorporated upon them. The monument sign designs reflect the approved designs for 8'-high monument signs across Price Road at Orbital's new Waters at Ocotillo facility. The signs include a column feature, a landscaped planter base, and decorative cornices. The only difference with the subject site's signage is that the Waters at Ocotillo logo is replaced by directional language and arrows. Representations of the proposed signage are attached.

DISCUSSION

Planning Commission and Staff support the request, finding it to be desirable for the monument signs' design to promote a campus identity by reflecting designs across Price Road on the new Orbital site. The omission of the Waters at Ocotillo logo signals that this is a separate development, while the other design similarities appropriately show that the buildings are related.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 23, 2009 at the Ocotillo Golf Resort. No neighbors attended.
- At the time of this writing, Staff is not aware of any opposition.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 6 Opposed: 0 Absent: 1 (McClendon)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of PDP09-0020 ORBITAL LAUNCH SYSTEMS SIGNAGE subject to the following conditions:

1. Compliance with previous zoning and Preliminary Development Plan approvals, except as modified herein.
2. Development shall be in substantial conformance with submitted application materials (site plan, elevations) kept on file in the City of Chandler Planning Services Division in File No. PDP09-0020, except as modified by condition herein.
3. 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 equipment, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

CC MEMO 09-094

August 13, 2009

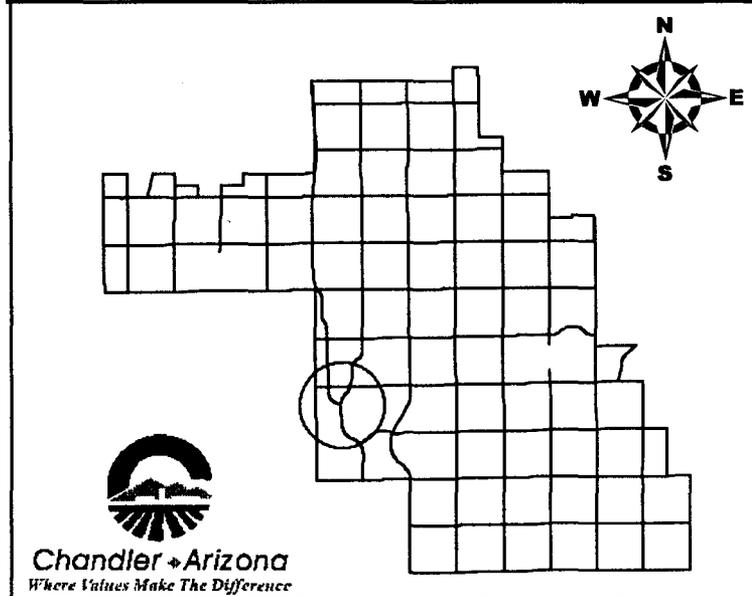
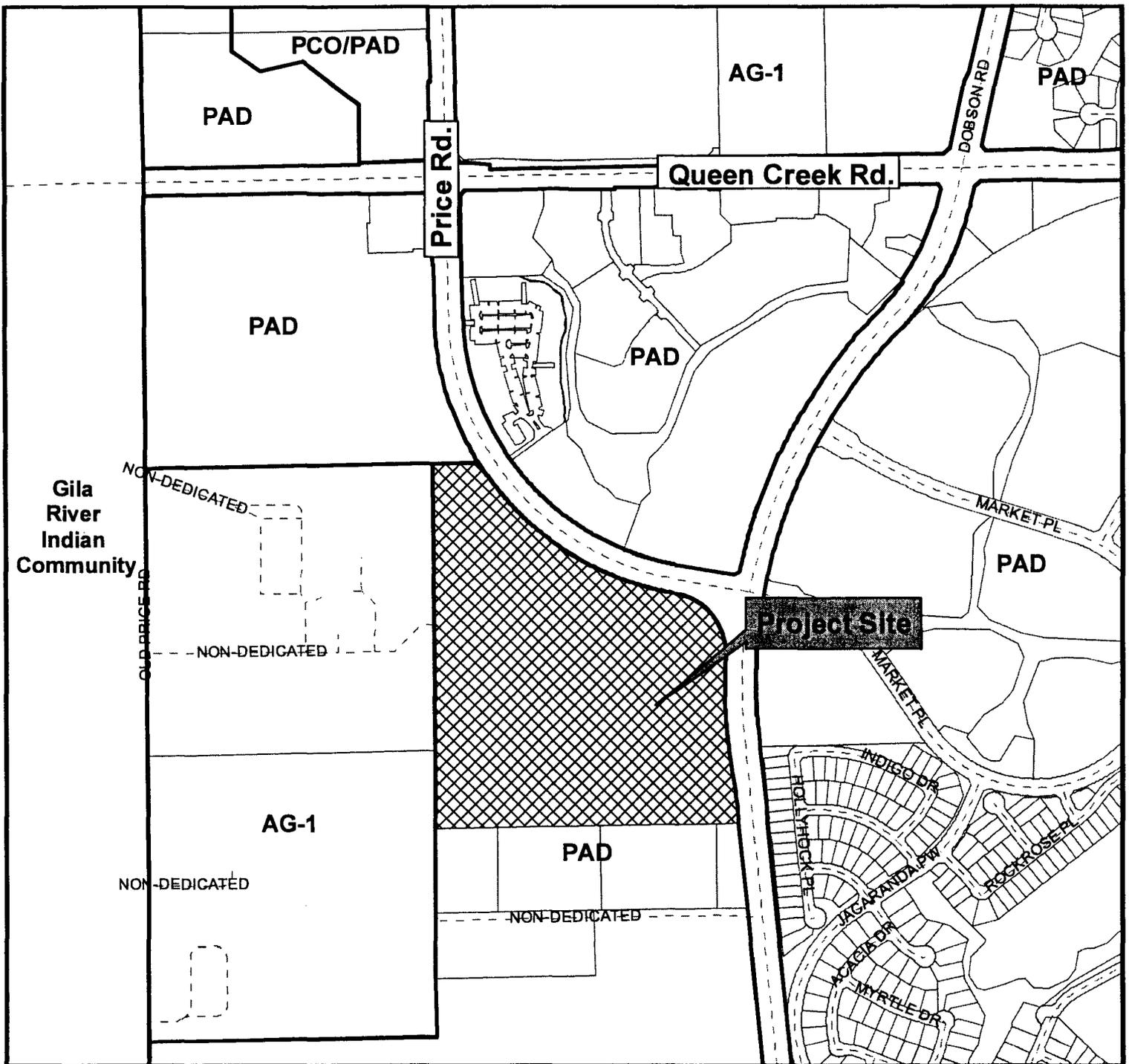
Page 3 of 3

PROPOSED MOTION

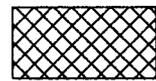
Move to approve Preliminary Development Plan case PDP09-0020 ORBITAL LAUNCH SYSTEMS SIGNAGE subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Monument Sign Exhibits



Vicinity Map



PDP09-0020

Orbital Launch Systems Signage



Chandler Arizona
Where Values Make The Difference



Vicinity Map



PDP09-0020

Orbital Launch Systems Signage



Chandler + Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/6/2009

SITE PLAN - SIGN PLACEMENT

SCALE: 1" = 40' - 0"



PHOENIX DIVISION
PHOENIX DIVISION OF THE PHOENIX SIGN COMPANY
PRODUCTION READY
PHOENIX DIVISION OF THE PHOENIX SIGN COMPANY

P30166 11
REV. 11/15/17

PROJECT NUMBER 11
DATE 11/15/17

CLIENT ORBITAL LAUNCH SYSTEMS GROUP
ADDRESS 3180 S. PRICE ROAD
 CHANDLER, ARIZONA

DESIGNER JEREMY GALLOWAY / MATT ANDERSON
DATE 01/15/18

NO.	DATE	BY	REV.	DATE	BY
1	04/22/09	LD	A	01/15/18	LD
2	04/22/09	LD	A	06/08/09	TLL
3	04/22/09	LD	A	06/25/09	TLL
4	04/22/09	LD	A	07/09	LD
5	04/22/09	LD	A	07/09	LD
6	04/22/09	LD	A	07/09	LD

* All drawings shall be subject to 100 yards
 before any construction.
 * Client for production drawings. Production drawings
 for sign work is not included in sign proposal.
DATE APPROVED: _____ **DATE:** _____



Phoenix Division

6725 West Chicago Street
Chandler, Arizona 85226

480-449-3726 Telephone
480-961-5936 Fax

June 26, 2009

Bill Dermody
City of Chandler

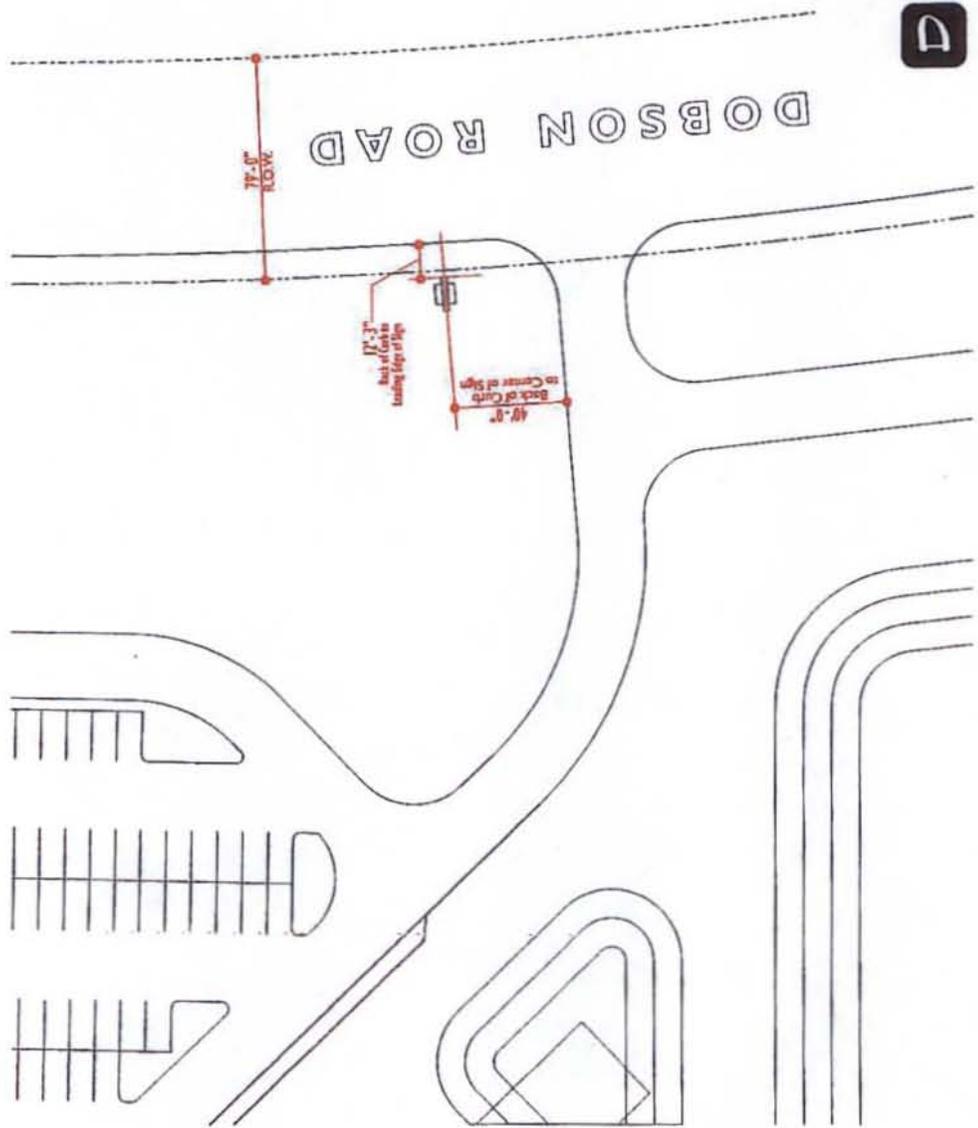
RE: PDP Approvals

To Whom it May Concern:

Orbital Main Facility - 3380 S. Price Rd.

Request for PDP approval for two (2) 8'-0" tall internally illuminated monument signs. Existing sign code states ground signs to be no more than 6'-0" tall. Applicant requests additional height to match previously approved monument signs for same customer directly across the street at the Waters of Ocotillo. All ground signs will match in design, color, illumination, primary copy, width and overall height; if approved at 8'-0" tall. This will allow for a symmetrical appearance of signage on both sides of Price Road.

Jeremy Galloway
Matt Anderson
Young Electric Sign Company



SITE PLAN - SIGN PLACEMENT

SCALE: 1" = 40' - 0"



PHOENIX DIVISION
PRODUCTION READY
 ABBECO GROUP ELECTRIC SIGN COMPANY

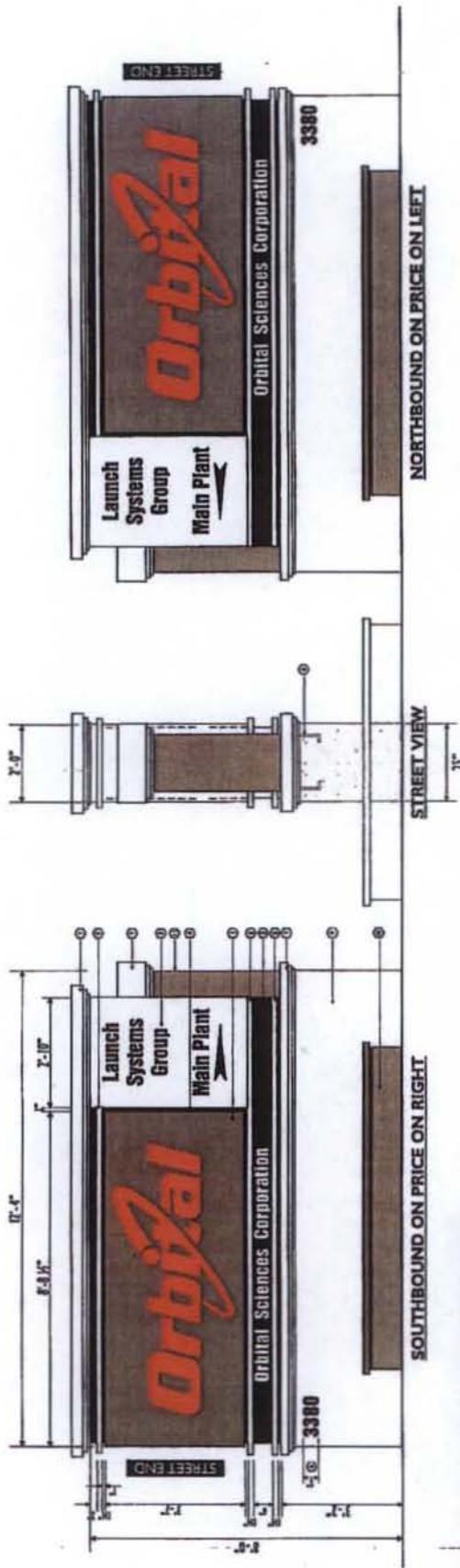
* Dimensions of signs will be based on 120 volt power unless otherwise noted.
 * Cost for production printing (black and white) for sign will not include sign program.
 SIGN PROGRAMS:
 DATE:

NO. OF	DATE	BY	NO. OF	DATE	BY
△	04/22/09	LD	△	05/18/09	LD
△	04/22/09	LD	△	06/09/09	TLL
△	04/22/09	LD	△	06/25/09	TLL
△	04/22/09	LD	△	7/1/09	LD
△	06/09/09	JW	△	7/27/09	LD

PROJECT NAME / PROJECT ADDRESS
ORBITAL LAUNCH SYSTEMS GROUP
3380 S. PRICE ROAD
CHANDLER, ARIZONA

DATE: 05/18/09
 DRAWN BY: BRENLY GALLOWAY / MATT ANDERSON
 CHECKED BY: L. ANDERSON
 APPROVAL DATE: 04/13/09

P30166 - 11
 SHEET NUMBER: **6 OF 8**
 PROJECT NUMBER: **P30166**



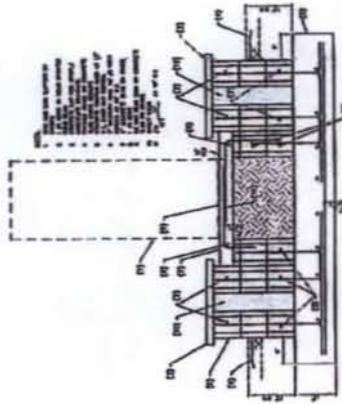
INTERNAL ILLUMINATED DOUBLE FACED CABINET

SCALE: 1/4" = 1'-0"

SCOPE OF WORK

Manufacture and install (1) One internal illuminated double faced display onto customer provided CMU base.

YESCO to install Photo Cell.



SPECIFICATIONS:

- "Orbital": .125 Aluminum faces, #2 texture, painted flat to match SW6256 "Iris Gray". reveal logo with 1" clear acrylic (second surface White Diffuser) pushed thru acrylic, overlaid with Red pre-finished 340 aluminum.
- "Orbital Sciences Corporation": .125 Aluminum faces, painted satin Black, reveal text, backed with 3/16" #015-2 White acrylic.
- "Launch Systems Group": .125 Aluminum, #4 texture, painted flat to match #DEW340 "Whisper" reveal text, backed with 3/16" #015-2 White acrylic, front surface #3835-222 Black perforated vinyl.
- Reveal: 1" x 1" Deep painted satin Black.
- Embossment extrusion: 1 1/2" H x 3/8" D, aluminum plant-on, painted AN 493-C1 semi-gloss.
- Address Numerals: 5" TCO .125 aluminum, painted satin Black. Steel mounted flush to CMU base.
- Embossment painted flat to match #DEW340 "Whisper".
- Cabinet attachment: shall be anchored to customer provided CMU base with (8) Eight 1/2" x 18" L-bolts. Nuts to provide bolt template to customer.
- Base provided by customer. Painted flat to match #DEW340 "Whisper".
- Plaster provided by customer. Paint flat to match Sw-6256 "Iris Gray".
- Embossment painted flat to match Sw-6256 "Iris Gray".

THE OVERALL HEIGHT AS ILLUSTRATED IS BASED ON ESTABLISHED GRADE PER THE LOCAL AUTHORITY HAVING JURISDICTION. A FLAT AND LEVEL SURFACE IS TO BE PROVIDED BY CUSTOMER PRIOR TO INSTALLATION.

ELECTRICAL SPECIFICATIONS

<input checked="" type="checkbox"/> UL REQUIRED	<input type="checkbox"/> OTHER
<input type="checkbox"/> HIGH VOLT. REQUIRED	
(1) 20 AMP CIRCUIT REQUIRED	
ACTUAL AMP LOAD	12.9
120 VOLTS	00277 VOLTS
OTHER	

PHOENIX DIVISION
 YESCO GROUP ELECTRICAL SIGN COMPANY
PRODUCTION READY

THE OVERALL HEIGHT AS ILLUSTRATED IS BASED ON ESTABLISHED GRADE PER THE LOCAL AUTHORITY HAVING JURISDICTION. A FLAT AND LEVEL SURFACE IS TO BE PROVIDED BY CUSTOMER PRIOR TO INSTALLATION.

* Manufacturer's height will be within 1/8" of power utility's electronic grade.
 * Check for protruding conduits, obstructions, etc. to sign area to not impede sign placement.

DATE APPROVAL: _____ DATE: _____

REV. #	DATE	BY	DATE	REV. #	DATE	BY
1	04/22/09	LD	05/27/09	1	05/27/09	LD
2	04/22/09	LD	06/04/09	2	06/04/09	YLL
3	04/22/09	LD	06/23/09	3	06/23/09	YLL
4	04/22/09	LD	7/1/09	4	7/1/09	LD
5	05/05/09	AW	7/2/09	5	7/2/09	LD

P30166 11
 PROJECT NUMBER: 3 OF 8
 SHEET NUMBER: P30166

PROJECT NAME / PROJECT ADDRESS:
 ORBITAL LAUNCH SYSTEMS GROUP
 3380 S. PRICE ROAD
 CHANDLER, ARIZONA

SCALE: As Noted
 DATE: 11/05/09
 DRAWN BY: J. Galloway
 CHECKED BY: M. Anderson



NORTH

AERIAL SITE PLAN SIGN LOCATIONS

SCALE: NONE



PHOENIX DIVISION
PRODUCTION READY
 JESCO MOUNTING ELECTRIC SIGN COMPANY

* Dimensions shown will be subject to 1/8" var.
 ** Field for mounting signatory should be
 for sign case to rest mounted in sign propably.

REV #	DATE	BY	REV #	DATE	BY
1	04/22/09	LSD	1	05/19/09	LSD
2	04/23/09	LSD	2	06/08/09	TALL
3	04/25/09	LSD	3	06/23/09	TALL
4	04/28/09	LSD	4	7/1/09	LSD
5	05/05/09	JLV	5	7/2/09	LSD

P30166 11
 PROJECT ADDRESS: ORBITAL LAUNCH SYSTEMS GROUP
 3380 S. PRICE ROAD
 CHANDLER, ARIZONA
 SCALE: As Shown
 DATE: 06/08/09
 DRAWN BY: L. Ann Clark
 CHECKED BY: MATT ANDERSON