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AUG 27 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 09-095

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: PDP09-0021 ORBITAL WATERS AT OCOTILLO SIGNAGE

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

Location: 3377 S. Price Road, northwest corner of Price and Dobson Roads

Applicant: Young Electric Sign Company

Owner: GP Chandler, LLC

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 to change the style of building signage and to add a third building sign upon Orbital's new office building at The Waters at Ocotillo development. The site is located at the northwest corner of Price and Dobson Roads. To the south across Price Road is the existing Orbital Launch Systems property. To the north are planned multi-family and, across a man-made pond, the Downtown Ocotillo commercial development. Between the subject building and the multi-family to the north is a 2-story parking ramp. To the east across Dobson Road is more planned multi-family. To the southeast across Dobson and Price Roads are planned office/retail uses.

One part of the request is to allow regular pan-channel letters in place of halo-illuminated reverse pan-channel letters for the building signage. The application asks for the change because the glass/steel building is not physically suited to provide the requisite opaque background for effective halo illumination.

The second part of the request is to allow a third building sign to be located on the north façade. The approved sign locations are on the east and south façades. Signage on the north façade allows the office a visual presence from the Downtown Ocotillo project to the north.

Planning Commission and Staff support the request, finding it to be commensurate with the Waters at Ocotillo signage quality. The change from reverse pan-channel to regular pan-channel letters is appropriate given the particular architectural qualities of this building. A third sign is reasonable at this location and does not cause a cluttered look or undue visual impact on the residential neighbors.

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: 5 Opposed: 1 (Cason) Absent: 1 (McClendon)

The dissenting Commissioner objected to the sign facing residential uses to the north.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of PDP09-0021 ORBITAL WATERS AT OCOTILLO 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 09-095

August 13, 2009

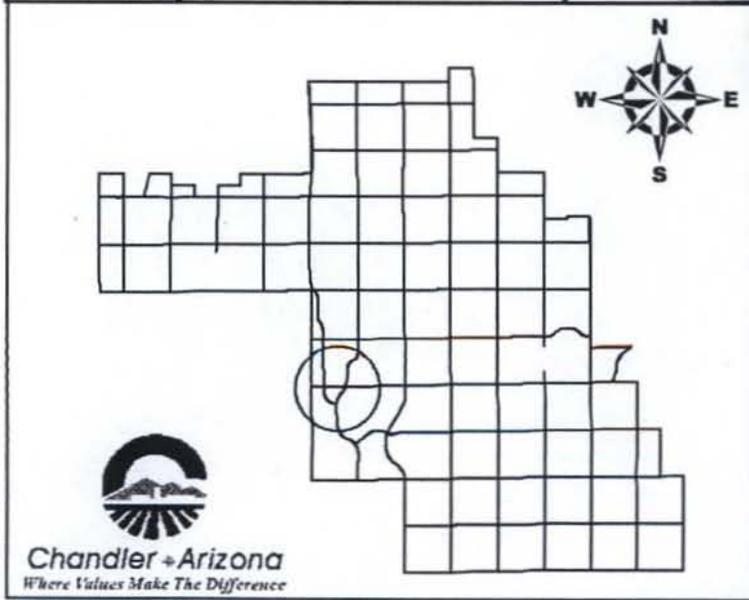
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PROPOSED MOTION

Move to approve Preliminary Development Plan case PDP09-0021 ORBITAL WATERS AT OCOTILLO SIGNAGE, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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

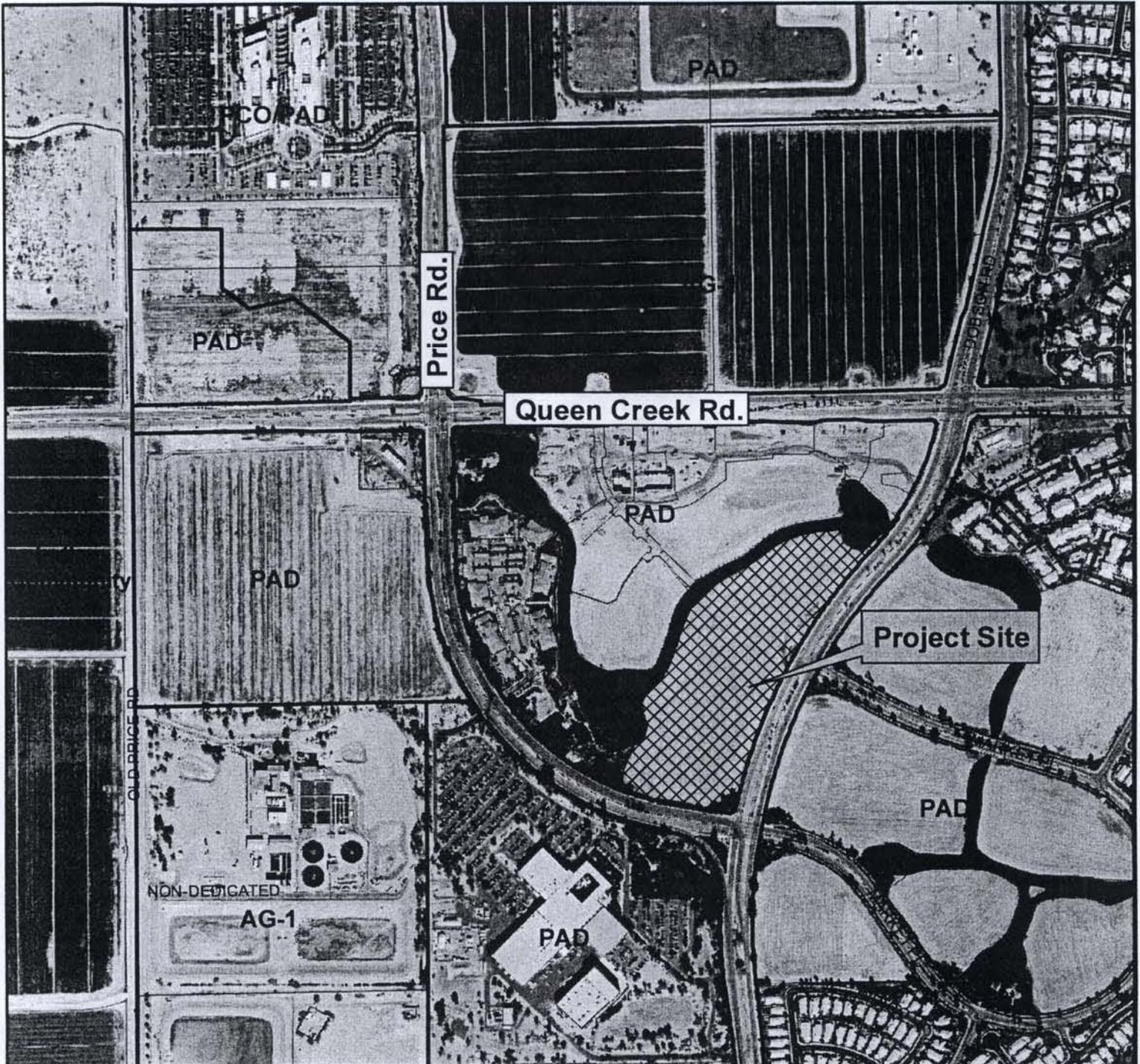


Vicinity Map

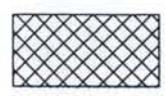


PDP09-0021

Orbital Waters at Ocotillo Signage



Vicinity Map



PDP09-0021

Orbital Waters at Ocotillo Signage



Chandler + Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/6/2009



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 at Watters of Ocotillo – 3377 S. Price Rd.

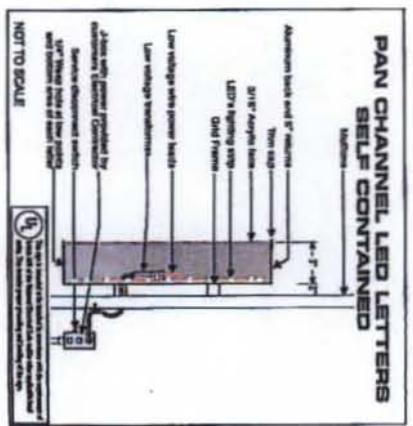
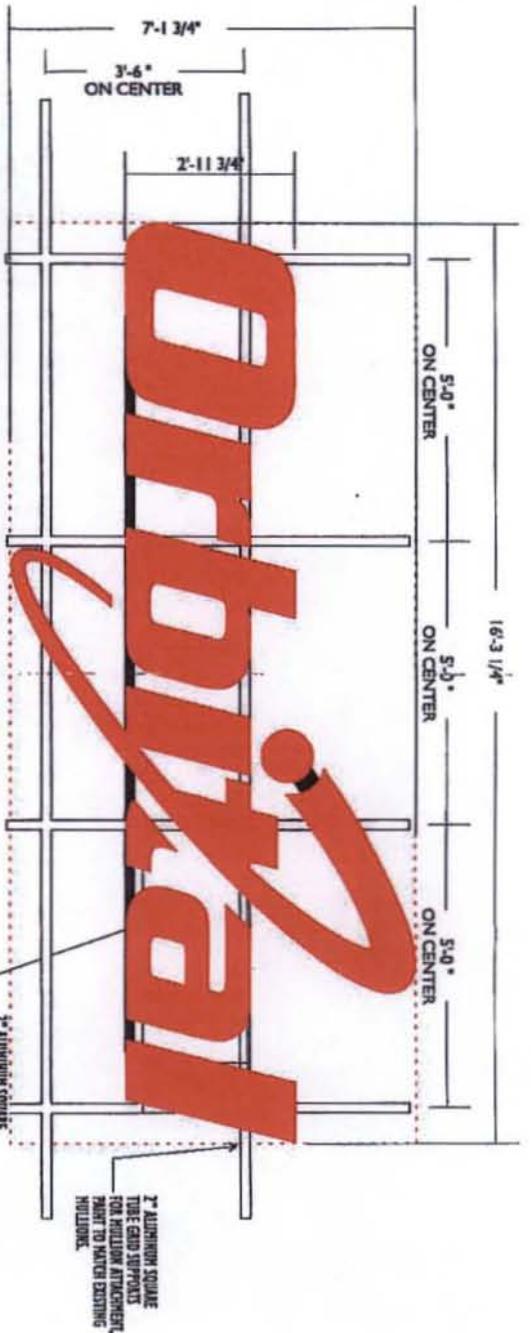
Request for PDP approval for three (3) sets of internally illuminated pan channel letters. A previous PDP was approved for two (2) sets of internally illuminated reverse pan channel letters. Applicant requests previously approved PDP be amended to allow one (1) additional set of letters to be located on back side of building facing parking lot. This new set will not be facing Price or Dobson roads. In addition to the additional set of requested letters, applicant also requests the letter type be changed from reverse pan channel to pan channel.

Due to the fact that the letters will be installed onto a glass wall the letters will be required to be installed onto a 2" x 2" aluminum tube frame which will then be secured onto the existing 2" aluminum glass window mullions. Based on framework and window mullion engineering, the back of the letters will be located at least 4" from the 1st surface of the glass wall. This distance, along with the fact that the wall surface area is reflective translucent glass, would not allow the halo illumination effect of a reverse pan channel letter to work.

To properly illuminate these letters they must be face illuminated pan channel letters. Two (2) sets of matching pan channel letters have been approved to be installed on applicants' location across Price Road to the south. By approving this request, all applicants signage will be consistent on both sides of Price Road.

Thank you,

Jeremy Galloway
Matt Anderson
Young Electric Sign Company

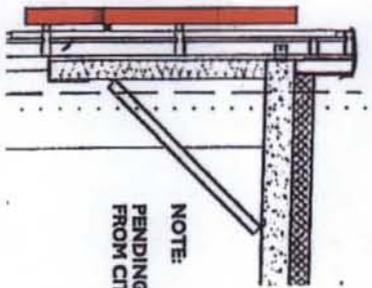


A B C INTERNAL ILLUMINATED S/F DISPLAY - BUILDING ONE
 SCALE: 1/8" = 1'-0"

SCOPE OF WORK:

Manufacture and install (3) Three sets of internal Red LED Illuminated pan channel letters mounted to aluminum tube grid.
 (See attached 'Yesco Engineering for grid call outs and attachment')

- 5" Deep Black pre-finished aluminum returns.
- 3/16" #207-0 Red acrylic faces, 1" Black trim cap.
- Bridge painted to match channel returns.
- 2" aluminum grid to be painted to match existing mullions & window tint.
- Painted to match anodized aluminum.



ATTACHMENT
 DETAIL N.T.S.

ELECTRICAL REQUIREMENTS
 VOLTS REQ'D: 120V
 TOTAL AMP LOAD: 6.0 per set
 CIRCUITS REQUIRED: 30 AMP per set
 Connected to provide required protection in every location where applicable.

PROJECT MANAGER: SEAN BILLY
ELECTRICAL LETTER YES NO

* Standard drawings will be offered for 10% each. Minor details optional priced.
 * Cost for providing necessary electrical wiring to equipment is not included in any proposal.
 * ALL DIMENSIONS ARE IN FEET AND INCHES.
 DATE:

REV #	DATE	BY	APP'D BY	DESCRIPTION
1	02/28/09	JRW		ISSUE FOR PERMIT
2	03/02/09	JRW		ISSUE FOR PERMIT
3	03/02/09	JRW		ISSUE FOR PERMIT
4	03/02/09	JRW		ISSUE FOR PERMIT
5	03/02/09	JRW		ISSUE FOR PERMIT

THE WATERS AT OCOTILLO
 3177 SOUTH PRICE ROAD
 CHANDLER, ARIZONA

PROJECT ADDRESS: GALLOWAY / ANDERSON
 SCALE: As Shown
 DATE: 02/28/09
 DRAWN BY: JRW

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- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

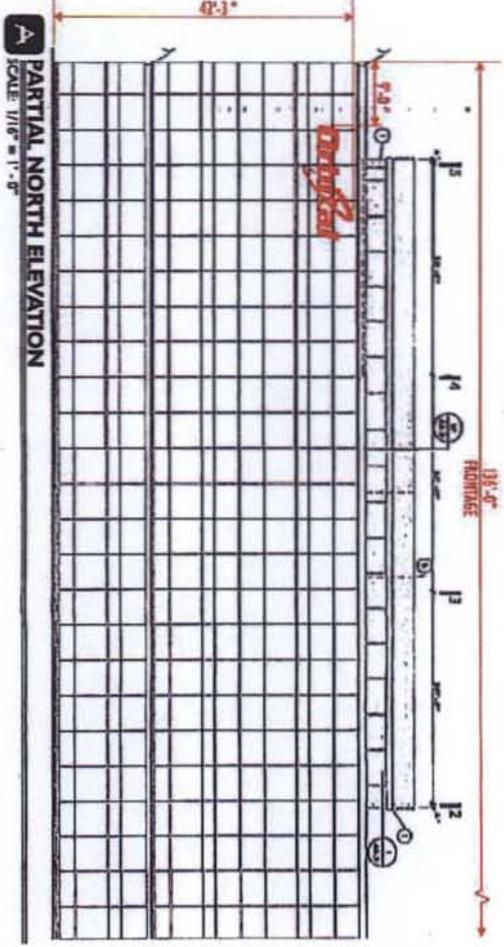
PHOENIX DIVISION
PRODUCTION READY
 SIGNAGE - ELECTRIC SIGN COMPANYS

* Standard heights will be signed for 18' tall
 unless otherwise indicated.
 * Grid for pricing necessary. Standard adding
 by sign type is not included in sign program.
 SIGN ADDRESS:
 CITY:

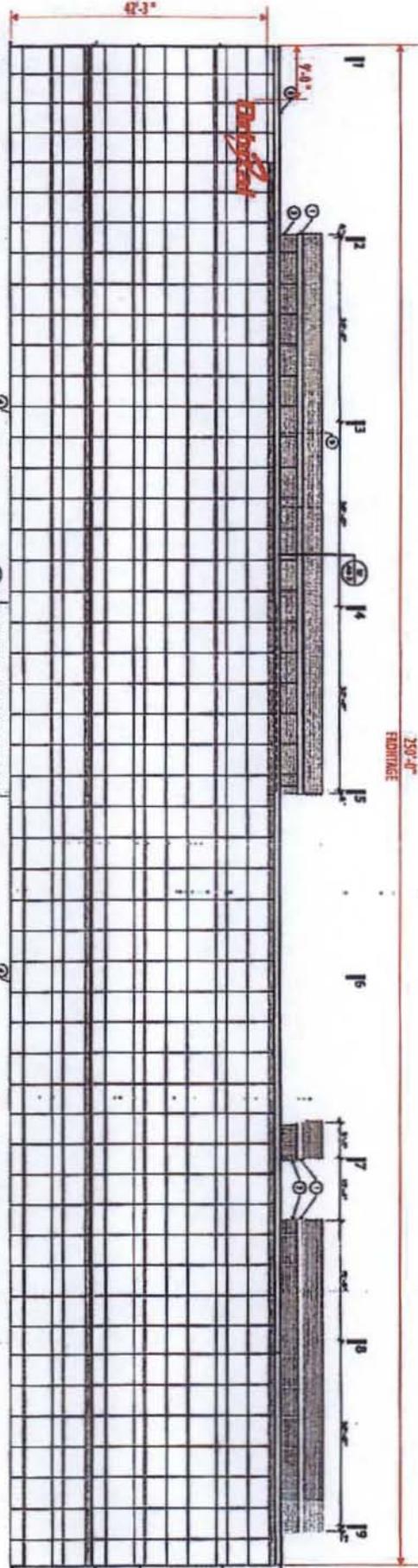
REV #	DATE	BY	REV #	DATE	BY
A	02/08/13	LB	A	01/16/13	LB
A	02/08/13	LB	A	01/16/13	JRW
A	02/08/13	LB	A	02/09/13	LB
A	02/08/13	JRW	A	02/09/13	LB
A	02/08/13	JRW	A	02/20/13	LB

THE WATERS AT OCCOTILLO
 3177 SOUTH PRICE ROAD
 CHANDLER, ARIZONA
 CALL: 480.968.1000
 ORIGINAL DATE: 02/08/13

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SOUTH ELEVATION
SCALE 1/16" = 1'-0"





PHOENIX DIVISION
PRODUCTION READY

PHOENIX DIVISION
PRODUCTION READY
BIRCO GROUP ELECTRICAL COMPANY

* Standard drawings will be noted for 120 volt
Power unless otherwise noted.
* Cost for production materials/ electrical work
to sign will be included in shop proposal.

REV #	DATE	BY	CHK'D	REV #	DATE	BY	CHK'D
1	02/24/08	LSD	A	1	07/16/08	LSD	A
2	02/26/08	LSD	A	2	07/16/08	JRW	A
3	03/03/08	LSD	A	3	07/16/08	LSD	A
4	04/02/08	JRW	A	4	07/16/08	LSD	A
5	04/10/08	JRW	A	5	07/16/08	LSD	A
6	04/10/08	JRW	A	6	07/16/08	LSD	A

THE WATERS AT OCCOTULLO
3177 SOUTH PRICE ROAD
CHANDLER, ARIZONA

PROJECT MANAGER: GALLOWAY / ANDERSON

SCALE: As Shown
DRAWN BY: L. K. D. M.
CHECKED BY: S. M. M.

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PHOENIX DIVISION
PRODUCTION READY
 BIRDSON BIRDSON ELECTRIC SIGN COMPANY

* Production drawings will be sized for 18" wide
 power window operators unless
 noted otherwise.
 * Grid for providing dimensions/ electrical wiring
 to sign area to not include in sign program.

REV. #	DATE	BY	CHK. #	DATE	BY
A	03/24/09	LBD	A	01/16/09	LBD
A	03/24/09	LBD	A	04/16/09	AW
A	03/24/09	LBD	A	07/09/09	LBD
A	03/24/09	JAW	A	07/09/09	LBD
A	04/17/09	AW	A	07/09/09	LBD

THE WAITERS AT OCCULTO
 3172 SOUTH PRICE ROAD
 CHANDLER, ARIZONA

PROJECT LOCATION: GALLOWAY / ANDERSON

SCALE: As Shown
 DATE: 1.06.09

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