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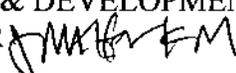


**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM                      Planning & Development - PZ Memo No. 10-015**

**DATE:**            MARCH 11, 2010

**TO:**                PLANNING AND ZONING COMMISSION

**THRU:**            PATRICK MCDERMOTT, ASSISTANT CITY MANAGER   
                          JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR   
                          KEVIN MAYO, PLANNING MANAGER 

**FROM:**            ERIK SWANSON, CITY PLANNER 

**SUBJECT:**        PDP09-1007 DOBSON GROVE PLAZA

**Request:**        Preliminary Development Plan approval for additional tenant panels on a single monument sign

**Location:**        1405 N. Dobson Road,  
                          Approximately one-half mile north of the northeast corner of Dobson and Ray Roads

**Applicant:**        Steve Sharpe, Owner

**RECOMMENDATION**

The request is to add two additional tenant panels to each side of a single monument sign. Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

**BACKGROUND**

The subject site is located approximately one-half mile north of the northeast corner of Dobson and Ray Roads. Surrounding the sites north and east sides is the Knoell East single-family residential subdivision. South, adjacent to the site, is Andersen Elementary and Junior High Schools. West, across Dobson Road is the Silvergate III single-family residential subdivision.

The subject site was originally one of the Dobson family's home sites. In 1984, the site was rezoned from Agricultural (AG-1) to PAD for a garden office complex. The zoning lapsed, and in 1997 the site was rezoned to PAD with Preliminary Development Plan approval for a garden office complex a second time. In 2001, the existing monument sign was approved.

The existing monument sign was approved at approximately nine-feet high and is constructed of masonry slump block. The original approval allowed for two tenant names; however, a second tenant was never added to the sign. Lettering on the sign is individual mounted reverse pan-channel lettering. Due to the construction of the sign, ground-mounted canisters provide indirect lighting.

The request is to allow for two additional tenant panels per sign face for a total of four tenants per side. The center identification portion of the sign will shift up along with the existing tenant name. Since the second tenant was never added to the original sign, and due to the construction of the monument sign, a one-inch aluminum panel will be attached to the sign in order to allow for the mounting of the tenant lettering. The attachment of the aluminum panel allows the tenant panels to be changed in the event tenancy changes. The lettering will be one-half inch acrylic lettering. The lettering will be painted to match the existing gold lettering. The ground mounted canister lighting will remain.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Thursday, February 25, 2010. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

#### **RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of Preliminary Development Plan PDP09-1007 DOBSON GROVE PLAZA, subject to the following conditions:

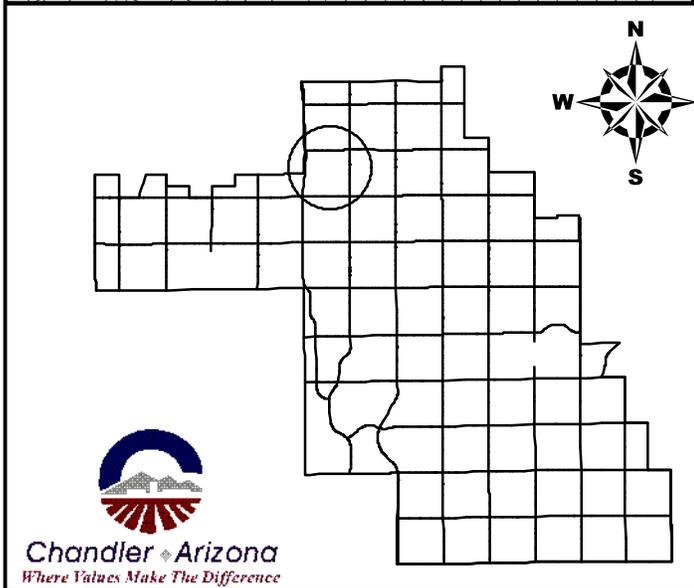
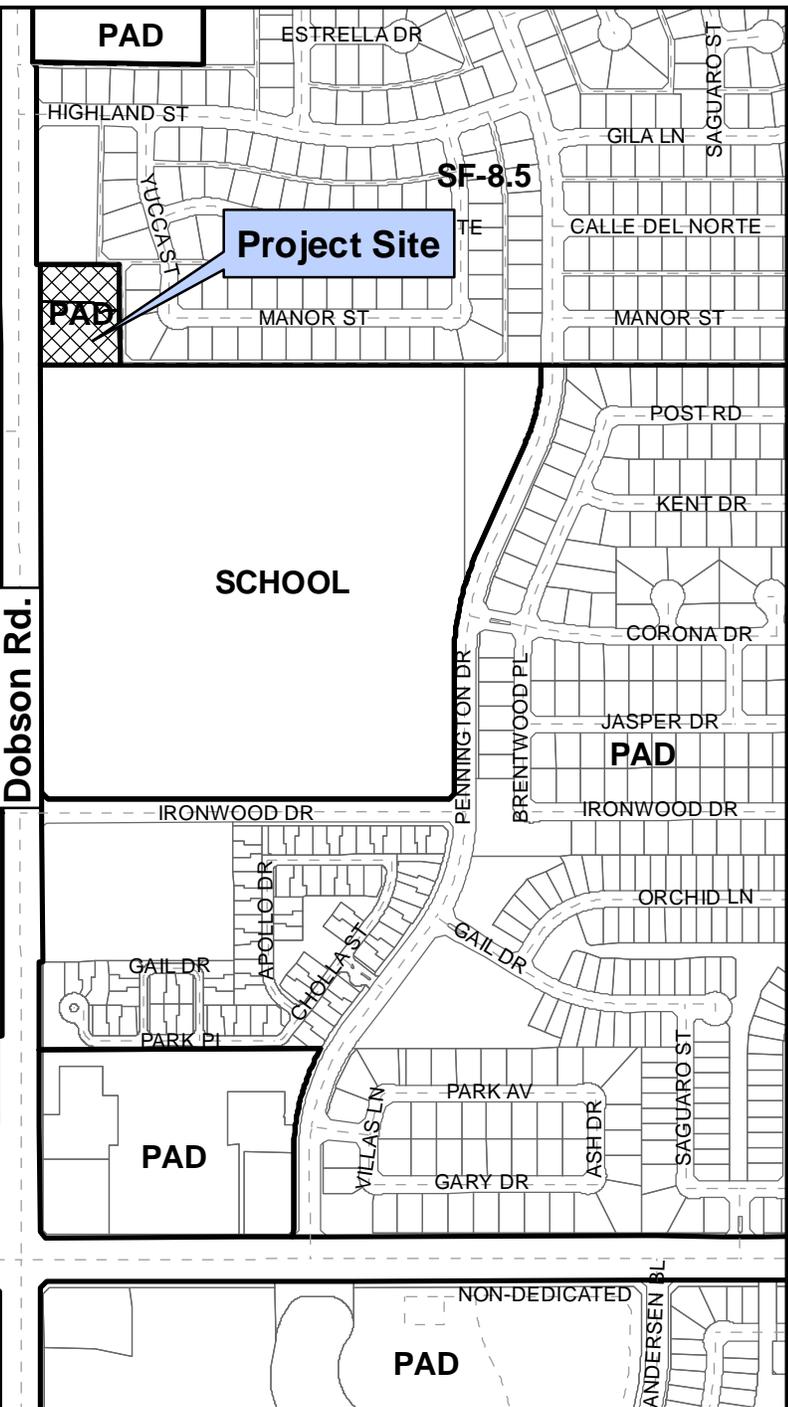
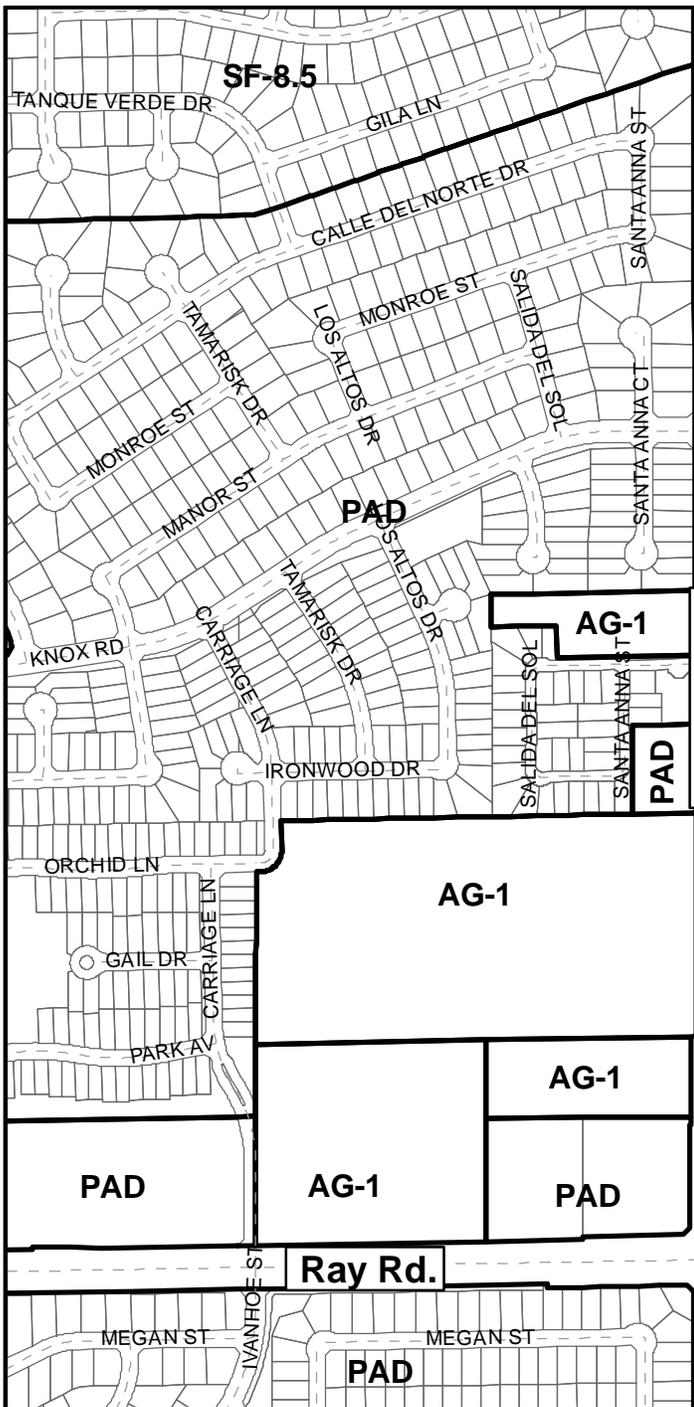
1. The monument sign shall be in substantial conformance with Attachment 3, Monument Sign Elevation, kept on file in the City of Chandler Planning Services Division, in File No. PDP09-1007, except as modified by condition herein.
2. The monument sign's tenant panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
3. Tenant lettering on the monument signs shall be one-half inch acrylic lettering.

#### **PROPOSED MOTION**

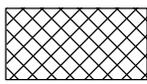
Motion to recommend approval of PDP09-1007 DOBSON GROVE PLAZA, subject to the conditions recommended by Staff.

#### **Attachments**

1. Vicinity Map
2. Site Plan
3. Original Monument Sign Elevation
4. Monument Sign Elevation



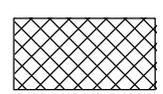
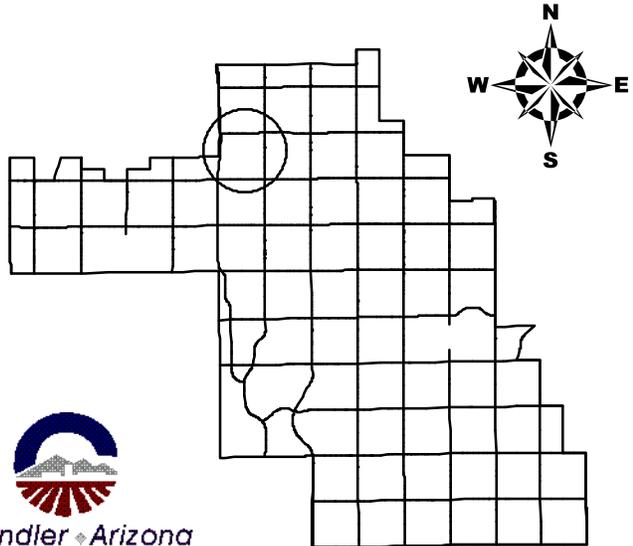
**Vicinity Map**


**PDP09-1007**  
**Dobson Grove Plaza**

CITY OF CHANDLER 11/16/2009

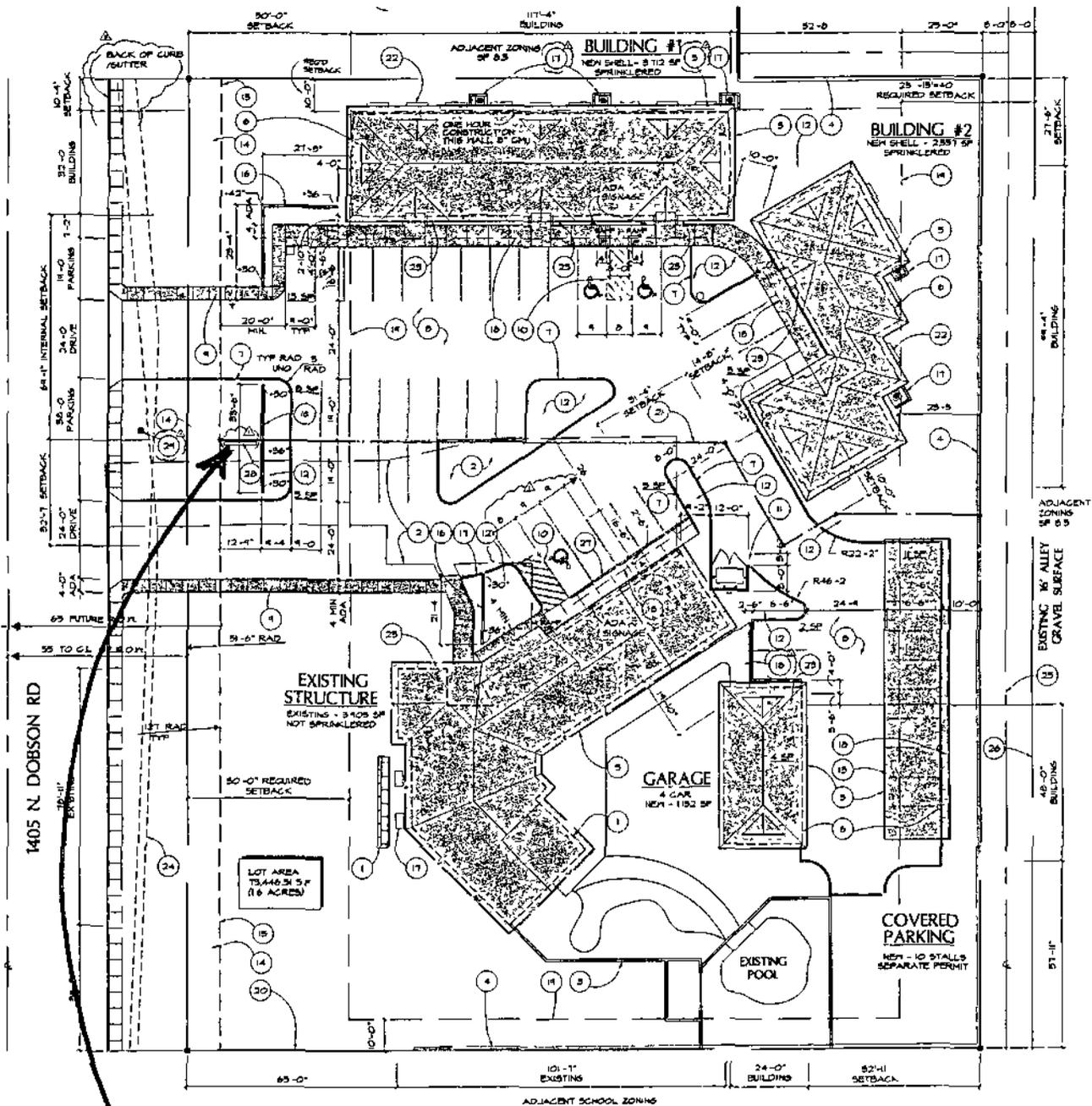


## Vicinity Map



PDP09-1007

Dobson Grove Plaza

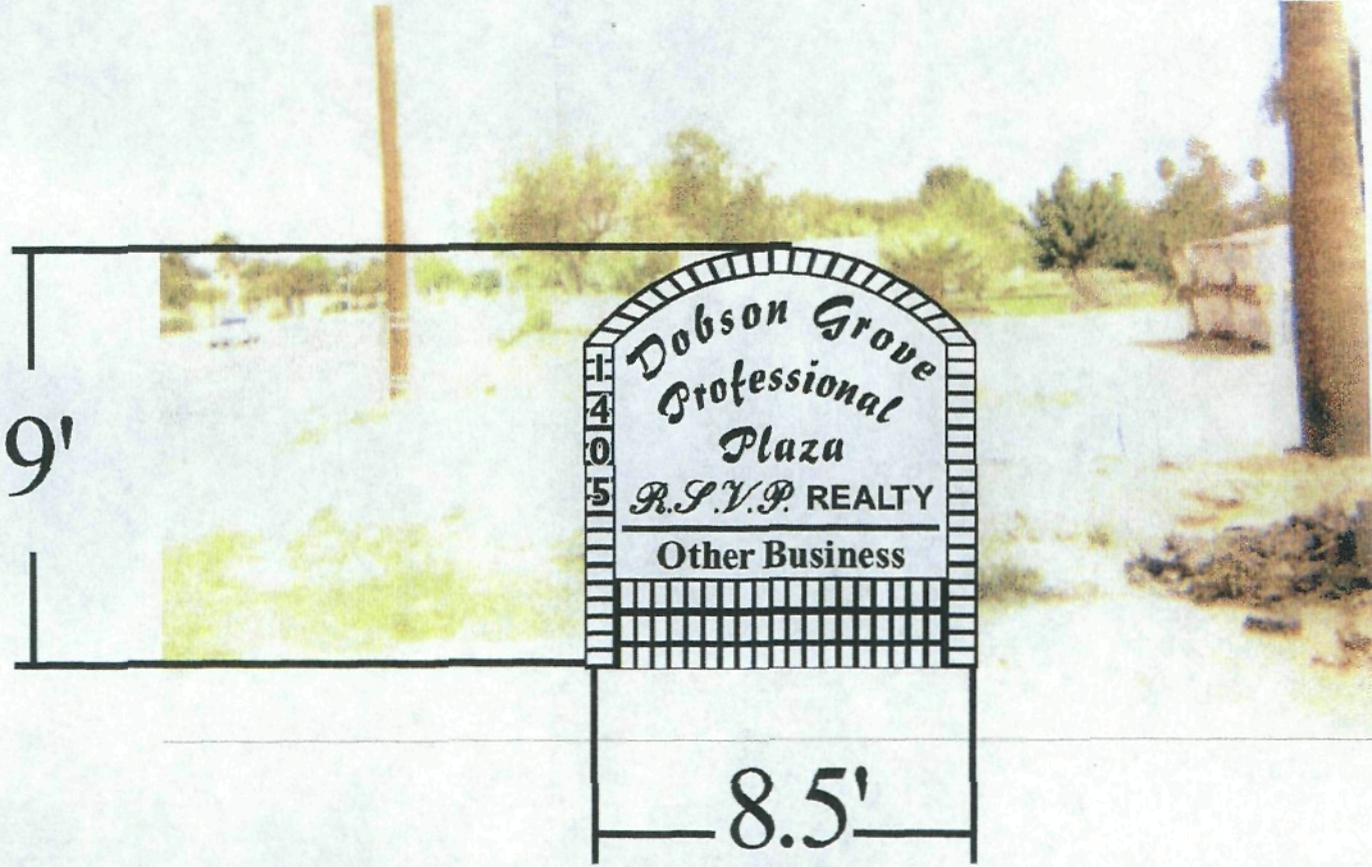


**SITE PLAN**  
 V20' - T-0'



MONUMENT SIGN

SITE PLAN

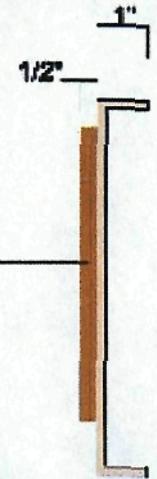


Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

2160 N. Alma School Rd., Chandler, AZ 85224 ph 480-821-1100 fax 480-821-0700

ORIGINAL APPROVAL

RSVP REALTY



1" DEEP ALUMINUM TENANT PANEL

1/2" THICK FLAT CUT ACRYLIC LETTERS PAINTED POLISHED GOLD

TENANT PANEL SECTION VIEW

1" DEEP ALUMINUM PANS WITH RAISED LETTERS (CUT ACRYLIC)

SIDE A

PROPOSED SIGN