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MEMORANDUM Transportation & Development – PZ Memo No. 10-064

DATE: JUNE 28, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: PDP10-0008 CHANDLER CENTER COMMONS

Request: Preliminary Development Plan (PDP) approval to allow modified monument signage

Location: 5500-5590 W. Chandler Boulevard, approximately ½ mile east of Kyrene Road

Applicant: Will Architects, PLC

Owner: Chandler Commerce Center, LLC

Zoning: Planned Area Development (PAD)

RECOMMENDATION

Staff, finding consistency with the General Plan, recommends approval subject to conditions.

BACKGROUND

The application requests PDP approval to modify the approved monument sign along Chandler Boulevard in front of an existing office/industrial park to accommodate four (4) tenant panels. The sign, which is located immediately east of the entrance drive, is currently only a center identification sign with no tenant panels. The almost 6'-high sign is constructed of brick and features individually mounted metal letters and a planter base. The existing sign would be replaced by an 8'-high aluminum sign that draws from the building architecture and color scheme with metal banding elements and desert tones. The new sign would feature the center name and four tenant panels with either routed out letters (if internally illuminated) or acrylic

letters (if unlit). Staff recommends a condition that a planter box be added to the new sign's base that complements its design and colors. Staff also recommends a condition that push-through acrylic letters be utilized if the sign is illuminated, or individually mounted letters be utilized if the sign is unlit.

The subject site was developed for office and industrial uses following zoning approval in 2006. The site was the subject of a rezoning and PDP request earlier in 2010 to allow a charter school use as well as the modified monument signage, but the rezoning application was withdrawn once it was determined that the charter school use was already allowed by law. The applicant withdrew the entire earlier request with the intent to refile the signage request and avoid confusion.

DISCUSSION

Staff finds the proposed monument sign to be appropriate in this setting if amended to include a planter box and enhanced lettering. The new monument sign is an upgraded design with a number of tenant panels appropriate for a development that has become more of an office park than initially envisioned.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- The neighborhood meeting requirement was waived for this application because the same proposed signage had very recently been brought before the neighbors as part of a separate application. The previous application was a broader rezoning and PDP request that was eventually withdrawn.
- At the time of this writing, Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends approval of PDP10-0008 CHANDLER CENTER COMMONS subject to the following conditions:

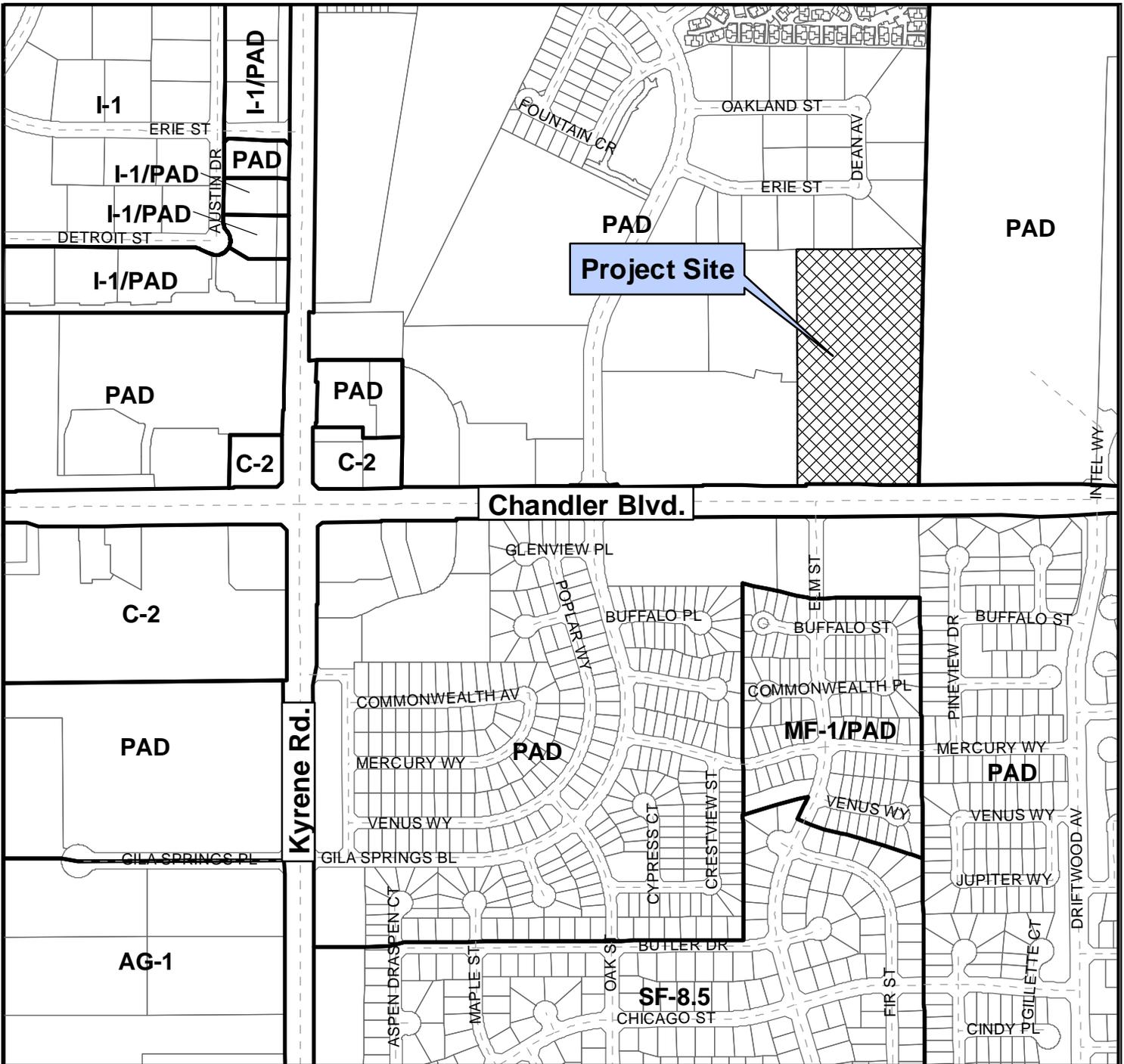
1. Substantial conformance with application materials kept on file in the City of Chandler Planning Services Division, in File No. PDP10-0008, except as modified by condition herein.
2. Compliance with the original stipulations adopted by the City Council as Ordinance No. 3770 in case DVR05-0030 SILAGI CHANDLER COMMERCE CENTER, except as modified by condition herein.
3. A planter box shall be added to the monument sign base in a manner similar to the existing planter box except that it shall utilize forms and colors drawn from the new sign's design.
4. The monument sign shall utilize push-through acrylic letters or individually mounted letters for the center name. Tenant names shall also utilize push-through acrylic letters if they are illuminated.

PROPOSED MOTION

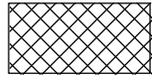
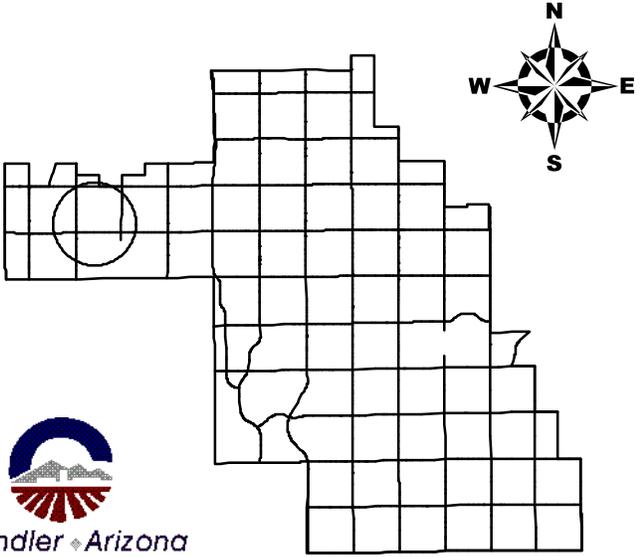
Move to recommend approval of PDP10-0008 CHANDLER CENTER COMMONS subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Ordinance No. 3770
4. Existing Sign Photo
5. Proposed Sign Elevation



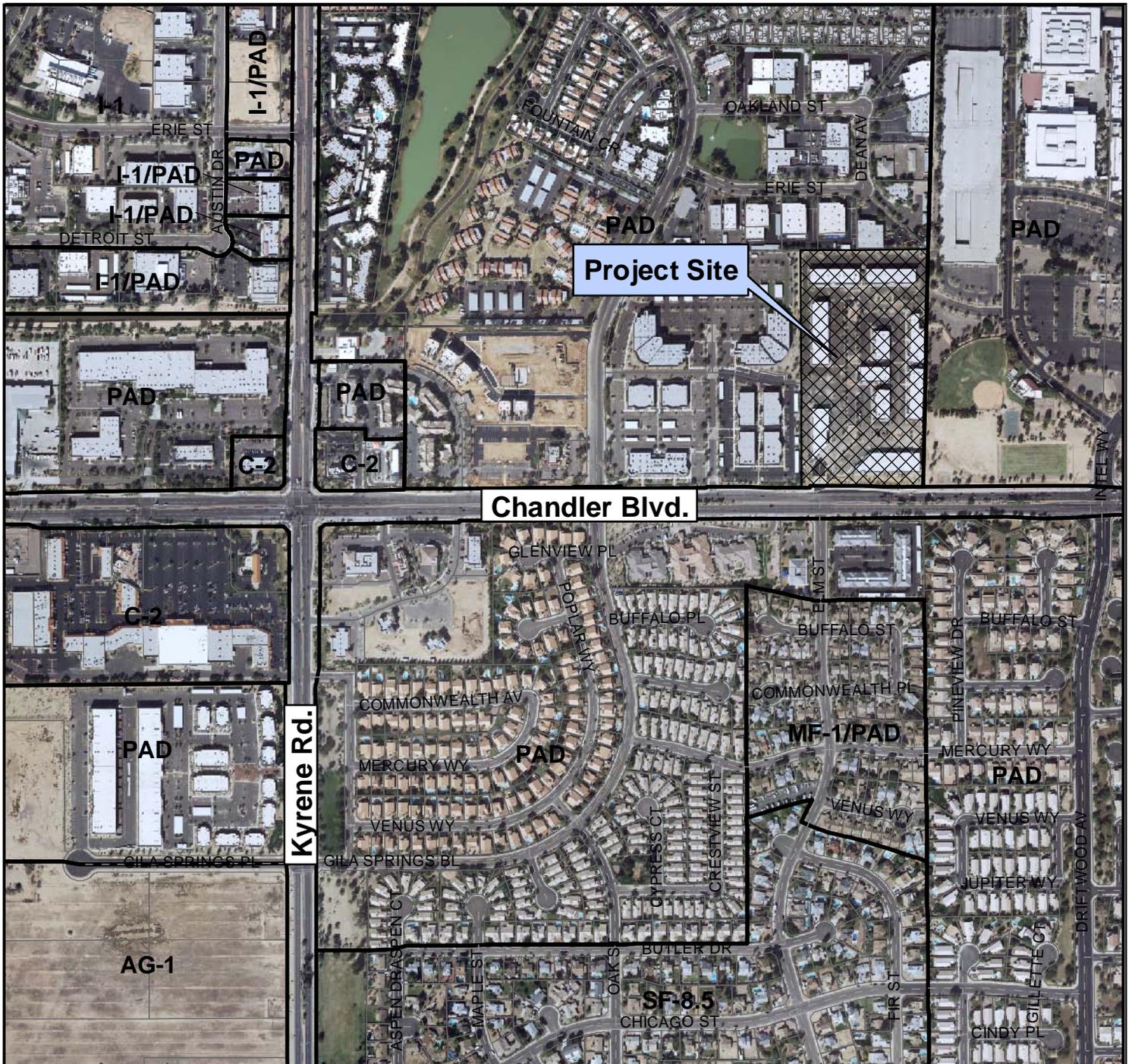
Vicinity Map



PDP10-0008

Chandler Center Commons



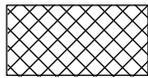
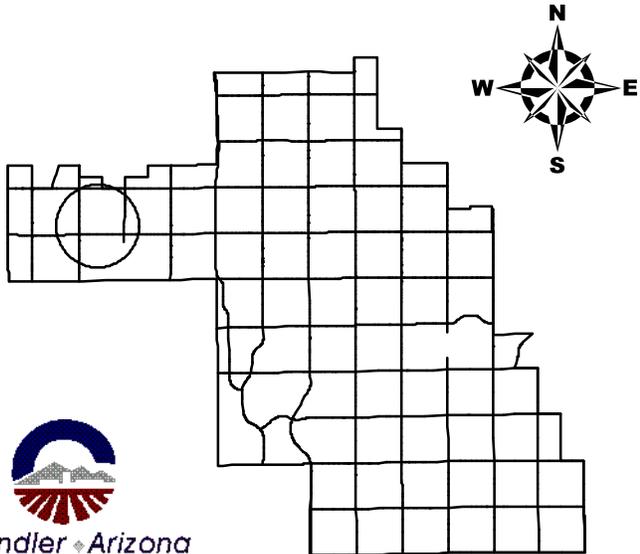


Chandler Blvd.

Kyrene Rd.

Project Site

Vicinity Map



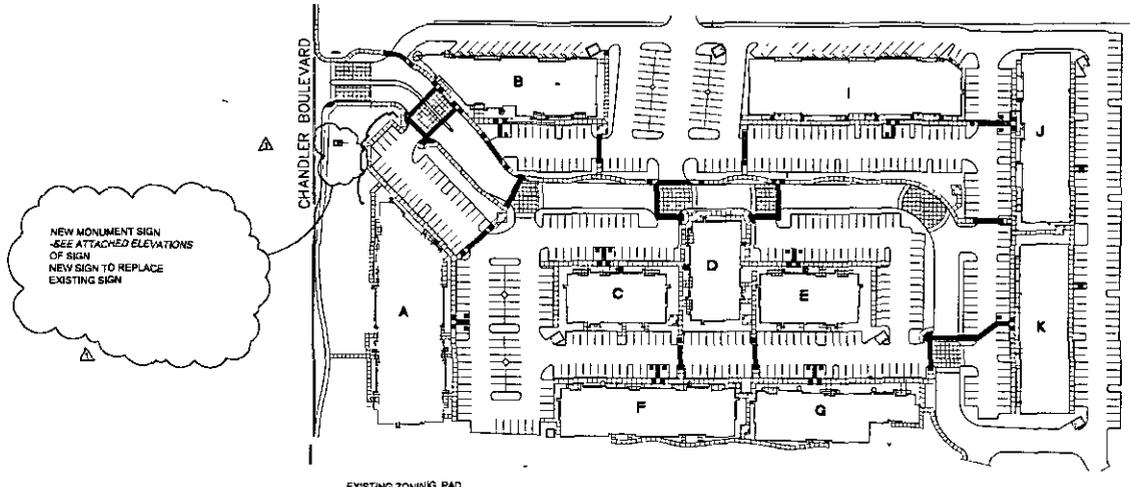
PDP10-0008

Chandler Center Commons



CHANDLER CENTER COMMONS

SIGNAGE APPLICATION - REZONING



EXISTING ZONING PAD

OVERALL SITE PLAN



PROJECT NARRATIVE

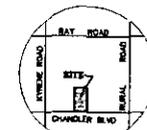
SIGNAGE APPROVAL

PROJECT DIRECTORY:

ARCHITECT
 WILL ARCHITECTS & COMPANY
 4836 EAST UNIVERSITY DRIVE
 SUITE 270
 PHOENIX, ARIZONA 85034
 PHN: 480-967-1117
 FAX: 480-967-3804
 CONTACT: JEFF WILL

OWNER
 CHANDLER COMMERCE CENTER LLC
 101 HOOKCAMP RD. STE. 200
 THOUSAND OAKS, CA. 91380
 PHN: 805-494-7704
 FAX: 805-494-1228
 CONTACT: MOSHE SHLAG

CITY BUILDING DEPT.
 CITY OF CHANDLER
 DEVELOPMENT SERVICES
 210 EAST BUFFALO STREET
 CHANDLER, AZ 85225
 MAILING ADDRESS:
 MAIL STOP 408
 PO BOX 4008
 CHANDLER, AZ 85244-4008



VICINITY MAP



4836 E. UNIVERSITY DR.
 PHOENIX, ARIZONA 85034
 OFFICE (480) 967-1117
 FAX (480) 967-3804
 jeff@willarchitects.com



JEFF WILL
 PROFESSIONAL ENGINEER
 LICENSE NO. 1112

SIGNAGE

CHANDLER COMMERCE CENTER
 210 EAST BUFFALO STREET
 CHANDLER, ARIZONA

PROJECT NUMBER

SHEET NO. 1

DATE

05-17-2010

SCALE

AS SHOWN

SHEET TITLE

SITE PLAN

NEW SIGN REQUEST

SHEET NUMBER

CS

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM WILL ARCHITECTS & COMPANY.

ORDINANCE NO. 3770

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL PAD TO PAD AMENDED (DVR05-0030 SILAGI CHANDLER COMMERCE CENTER) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

SEE ATTACHMENT 'A'

Said parcel is hereby rezoned from PAD to PAD AMENDED, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
3. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
4. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

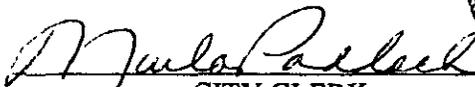
5. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
6. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
7. 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.
8. Landscaping shall be in compliance with current Commercial Design Standards.
9. Approval by the Director of Public Works of the traffic study. Any improvements warranted by the study, in the opinion of the Public Works Director, shall be installed and constructed by the developer.
10. All cabinet signs shall be prohibited.

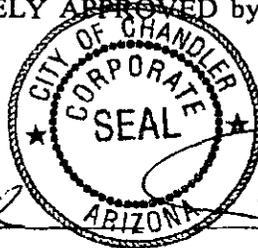
SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 23rd day of February 2006.

ATTEST:

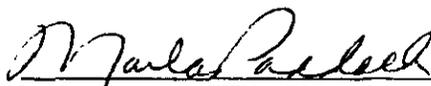

CITY CLERK

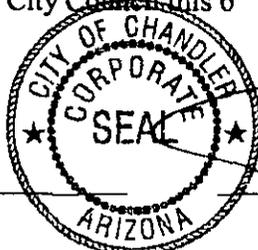



MAYOR

PASSED AND ADOPTED by the City Council this 6th day of March 2006.

ATTEST:


CITY CLERK




MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3770 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 6th day of March 2006, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

Published in the Tribune on March 22 & 29, 2006

LEGAL DESCRIPTION

LOT 1, GILA SPRINGS INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 13;

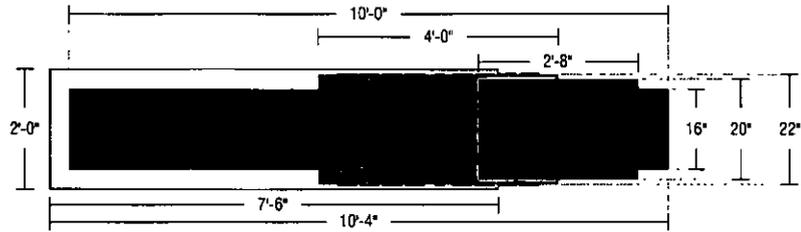
EXCEPT THAT PART OF LOT 1, GILA SPRINGS INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 13, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE NORTH 89 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF 1239.28 FEET TO FOUND BRASS CAP IN HAND HOLE AT THE INTERSECTION OF CHANDLER BOULEVARD AND GILA SPRINGS BOULEVARD;
THENCE CONTINUING NORTH 89 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF 110 FEET;
THENCE NORTH 00 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 65 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 45 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 14.35 FEET;
THENCE SOUTH 89 DEGREES 29 MINUTES 38 SECONDS WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 45 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 28.23 FEET;
THENCE NORTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 45 DEGREES 30 MINUTES 07 SECONDS WEST, A DISTANCE OF 14.00 FEET;
THENCE NORTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 446.05 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 259.05 FEET WITH A RADIUS OF 560.00 FEET;
THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 254.45 FEET TO A POINT OF TANGENCY;
THENCE NORTH 89 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 648.13 FEET;
THENCE SOUTH 00 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 995.58 FEET;
THENCE SOUTH 89 DEGREES 29 MINUTES 38 SECONDS WEST, A DISTANCE OF 750.57 FEET TO THE TRUE POINT OF BEGINNING.



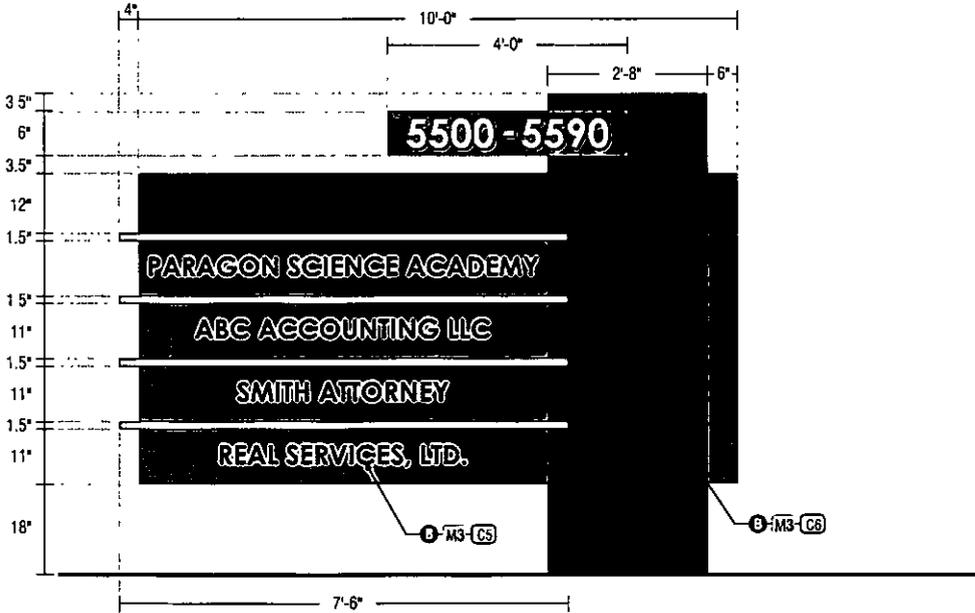
Existing monument sign

1 Free Standing Monument Sign

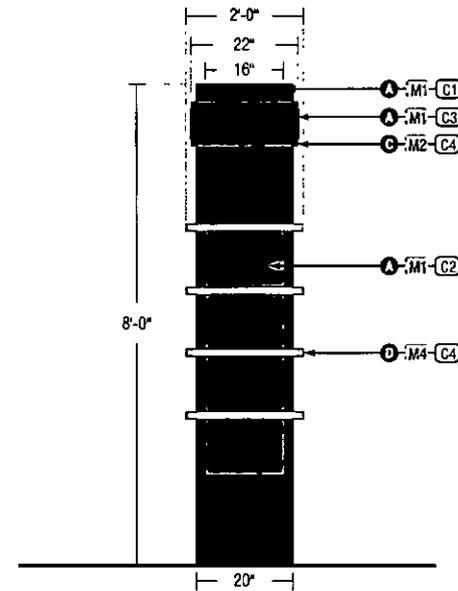


GENERAL NOTES:
 This Free Standing Monument Can be Fabricated as a Illuminated or Non Illuminated Sign.
 If Non Illuminated Option is Chosen, Plaza Name Shall be Flat Cut Black Acrylic & Tenant Name shall be Premium Black Vinyl Lettering
 All Callouts on This Rendering are Based on Illuminated Option

1.1 Top View
 SCALE 1/2" = 1' 0"



1.2 Elevation View
 SCALE 1/2" = 1' 0"



1.3 Front View
 SCALE 1/2" = 1' 0"

SPECIFICATIONS:									
Fabricate and Install as detailed.									
<ul style="list-style-type: none"> A FABRICATED CABINET, Aluminum Construction (Optional Illumination) B COPY Routed Out Letters Backed with Acrylic C NUMBERS Flat Cut Aluminum D DIVIDERS, Aluminum Tubing 									
NOTE: All Visible Hardware Painted to Match Adjacent Components									
MATERIALS									
M1	1/8" Aluminum								
M2	1/4" Aluminum								
M3	3/16" Acrylic								
M4	2" x 4" Aluminum Tubing								
COLORS/FINISHES									
C1	MAP to match building color 1								
C2	MAP to match building color 2								
C3	MAP to match building color 3								
C4	MAP Brushed Aluminum 41342SP								
C5	P95 Day-Night								
C6	Translucent Silver (G-121) Vinyl								
APPLICATION	Exterior								
FRONTAGE	TBD								
SQUARE FEET	80.00								
QUANTITY	1								
REVISION NOTES									
<ul style="list-style-type: none"> Added "Chandler Commerce Center" to Option A Revised per Notes from Client 									
ELECTRICAL NOTES									
<p>UL Trademark Visual, Inc. is a UL LISTED APPROVED AND MARKED PER N.E.C. 600-4</p> <p>ELECTRIC SIGN</p> <p>PRIMARIES AND FINAL CONNECTION TO SIGN BY CERTIFIED ELECTRICIAN</p>	<p>ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED APPROVED AND MARKED PER N.E.C. 600-4</p> <p>Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Client is responsible to provide primary electrical feed to within six feet of sign location. 120V unless noted</p>								
<p>This drawing remains the exclusive property of Trademark Visual, Inc. It is submitted for your construction at the purchase of the product. Trademark Visual, Inc. is not responsible for any errors, omissions, or changes in work or in part, specified, added or omitted in any manner without the expressed written permission of Trademark Visual, Inc. Locations are primarily copyright unless noted by client.</p>	<table border="1"> <tr> <td>JOB #</td> <td>DRAWING #</td> </tr> <tr> <td>11341</td> <td>0103mk</td> </tr> <tr> <td>DRAWING DATE</td> <td>SHEET #</td> </tr> <tr> <td>03/24/10</td> <td>1.10</td> </tr> </table>	JOB #	DRAWING #	11341	0103mk	DRAWING DATE	SHEET #	03/24/10	1.10
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11341	0103mk								
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03/24/10	1.10								

TRADEMARK

TRADEMARK VISUAL, INC.
 3732 E University Drive
 Phoenix, AZ 85034
 D 602 272 5055
 F 602 272 5011
 ROC 204749
 TRADEMARK VISUAL.COM

CON.PAN#	Will Architects	SR	APPROVED	CLIENT SIGNATURE	DATE
PROJ.EC	Chandler Center Commons	DB			
ADD. AC	5500 W. Chandler Blvd.	PR	APPROVED AS NOTED	LANDLORD SIGNATURE	DATE
CH. ST	Chandler, AZ 85226	LB			

REV #	DRAWING REPLACED	DATE	REV #	DRAWING REPLACED	DATE
1	0101mk	03/19/10			
2	0102mk	03/23/10			