



MEMORANDUM Transportation & Development - PZ Memo No. 12-124b

DATE: JANUARY 7, 2013
TO: PLANNING AND ZONING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: ERIK SWANSON, CITY PLANNER *ES*
SUBJECT: PDP12-0015 CORONA DEL SOL PLAZA

Request: Preliminary Development Plan approval to allow for additional monument sign tenant panels

Location: Southeast corner of Ray and Rural roads

Applicant: Andy Gibson; Bootz & Duke Sign Company

The request was continued at the December 19, 2012 Planning Commission hearing to allow the applicant additional time to finalize design elements of the monument sign package.

RECOMMENDATION

The request is for Preliminary Development Plan approval to allow for additional monument sign tenant panels. Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site is located at the southeast corner of Ray and Rural roads, and includes the entire Corona del Sol Plaza. The plaza is anchored by a Fry’s grocery store and includes a number of smaller suites. Three pads are located at the intersection corner. Single-family residential subdivisions are located to the site’s east and south.

The request is to remove the existing three monument signs along the arterial frontages and replace them with updated signs that include additional panels and increased heights. Currently there is one monument sign along Ray Road and two monument signs along Rural Road. The monument sign along Ray Road is currently 15’-6” tall and has two tenant panels. The new

monument sign will be reduced by six inches in height and will increase the number of panels to a total of five. Two signs are located along Rural Road and are currently at 5'-6" with two tenant panels each. As shown on the attached Sign Location Plan, the northern most sign (Sign B) will be increased up to eight-feet in height and provide five tenant panels. The southern monument sign (Sign C), will be increased up to eight feet in height and provide four tenant panels.

The design of the monument sign along Ray Road will remain virtually the same except for the inclusion of a planter box at the base, and updating the tenant panels to include depth to the lettering and panels; the two signs along Rural Road will be updated to reflect the sign design of the primary monument sign as well as to add depth to the lettering and panels. The tenant panels will be raised two-inches from the sign face; panel lettering will be routed, ½" push-thru. Staff is adding a condition addressing landscaping around the base of the monument signs.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Tuesday, November 6, 2012. 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, recommends approval of PDP12-0015 CORONA DEL SOL PLAZA, subject to the following conditions:

1. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The applicant shall work with Staff to incorporate additional landscape materials at the base of the monument signs.
4. Monument 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.
5. The monument signs shall be in substantial conformance with the attached site plan and sign elevation exhibits, kept on file in the City of Chandler Current Planning Division, in File PDP12-0015 CORONA DEL SOL PLAZA, except as modified by condition herein.

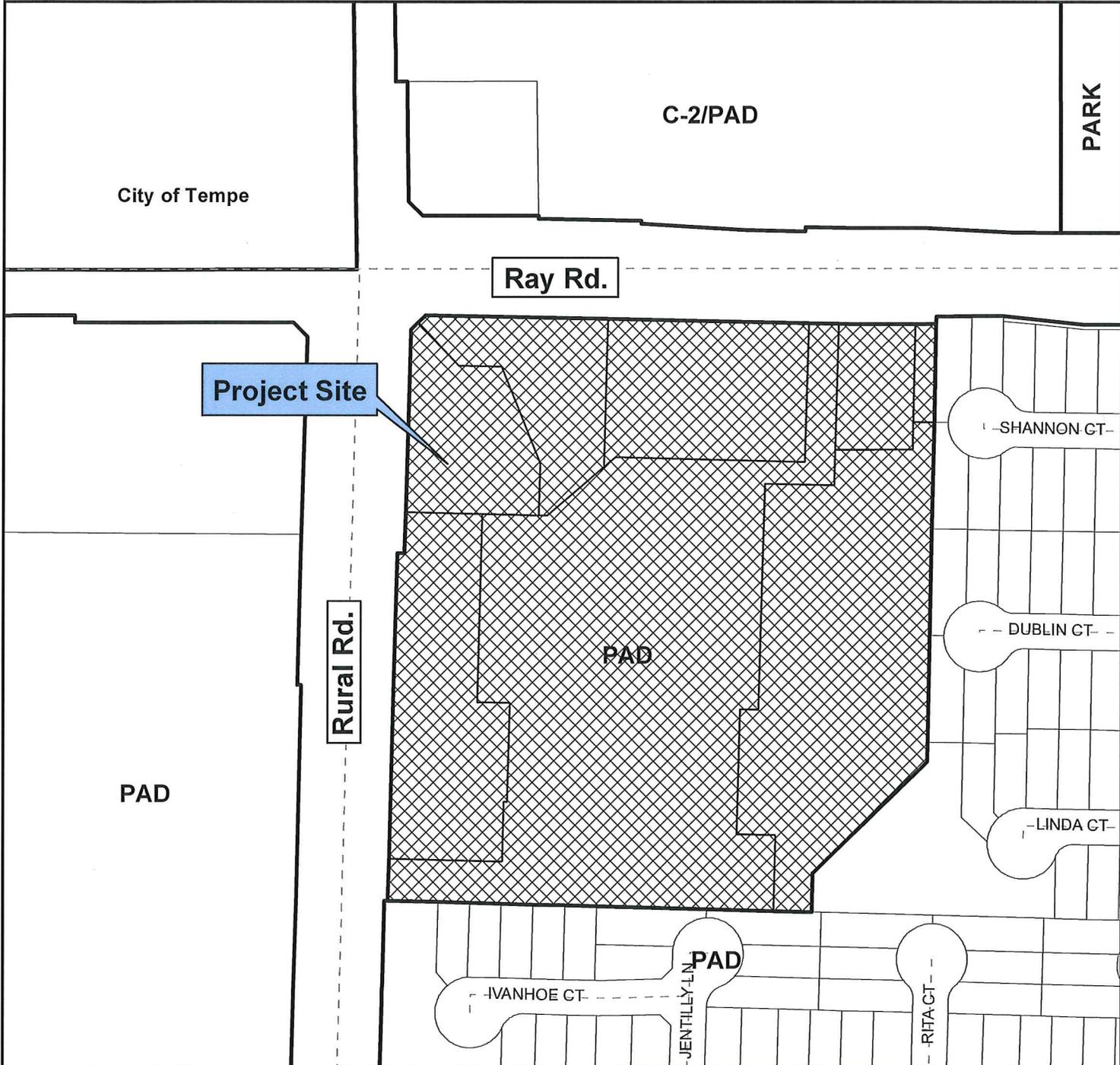
PROPOSED MOTION

Motion to recommend approval of PDP12-0015 CORONA DEL SOL PLAZA, Preliminary Development Plan approval to allow for additional monument sign tenant panels, subject to the conditions recommended by Staff.

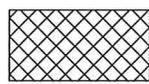
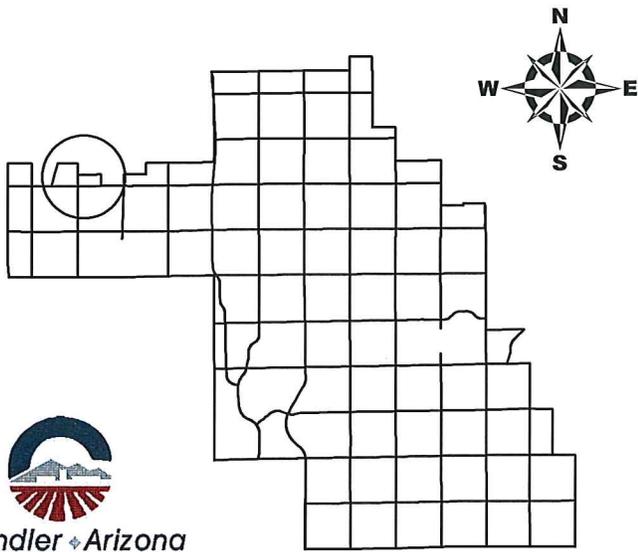
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Attachments

1. Vicinity Maps
2. Sign Location Plan
3. Existing Monument Sign Photos
4. Sign Elevation Plan



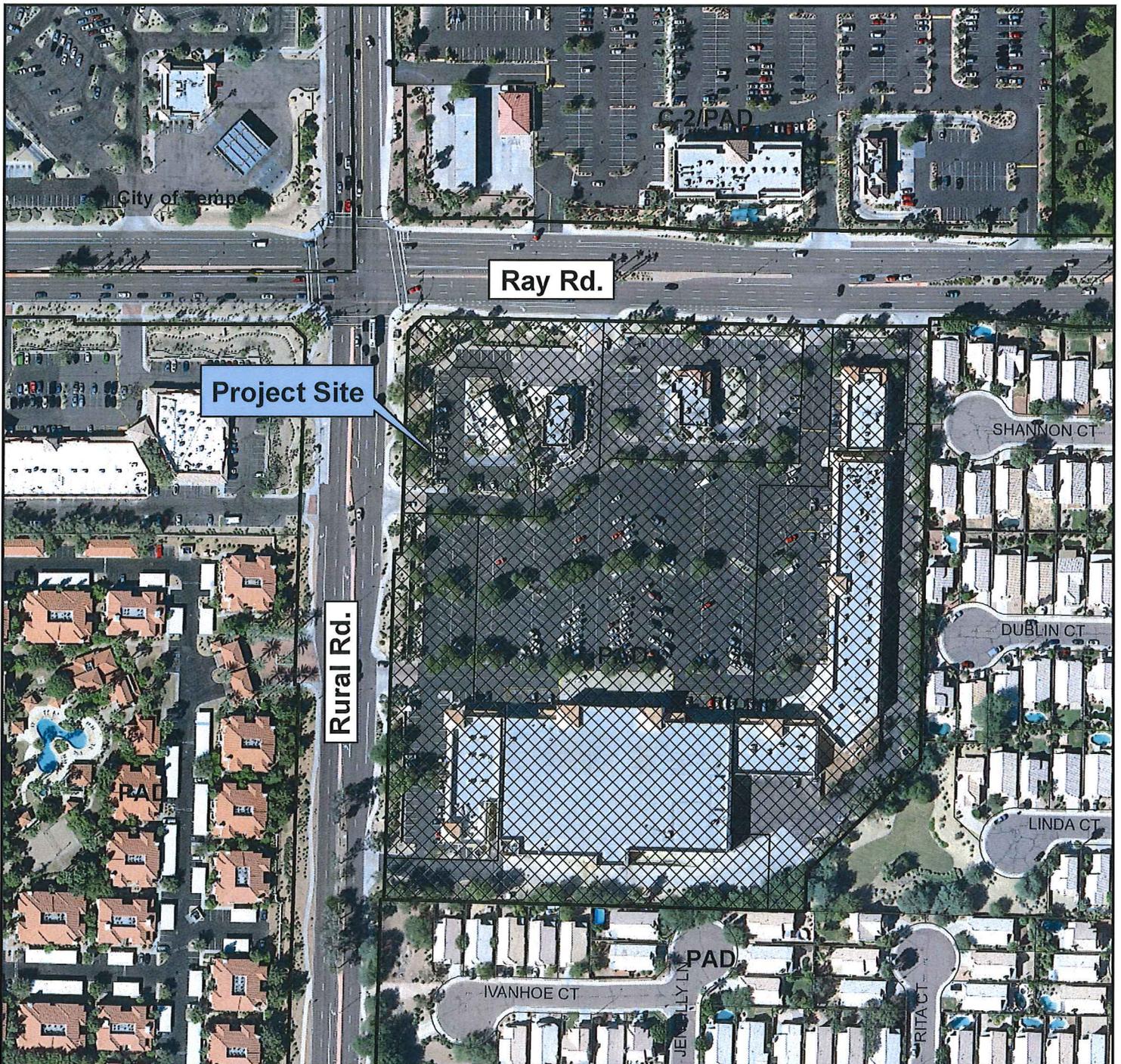
Vicinity Map



PDP12-0015

Corona Del Sol Plaza





Ray Rd.

Project Site

Rural Rd.

SHANNON CT

DUBLIN CT

LINDA CT

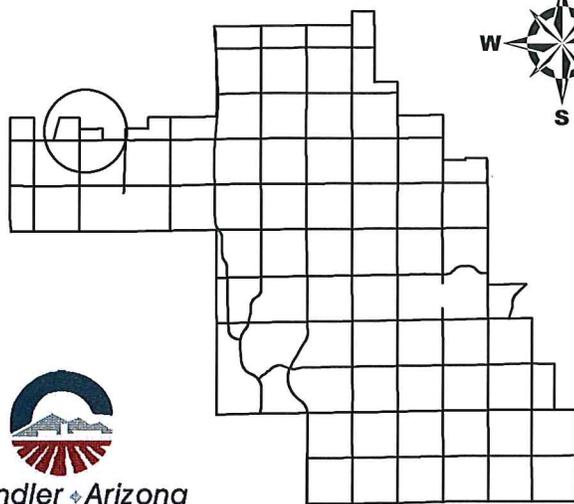
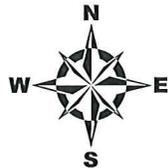
IVANHOE CT

PDP

JEMILLY LN

RITA CT

Vicinity Map



PDP12-0015

Corona Del Sol Plaza



Chandler Arizona
Where Values Make The Difference



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NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING



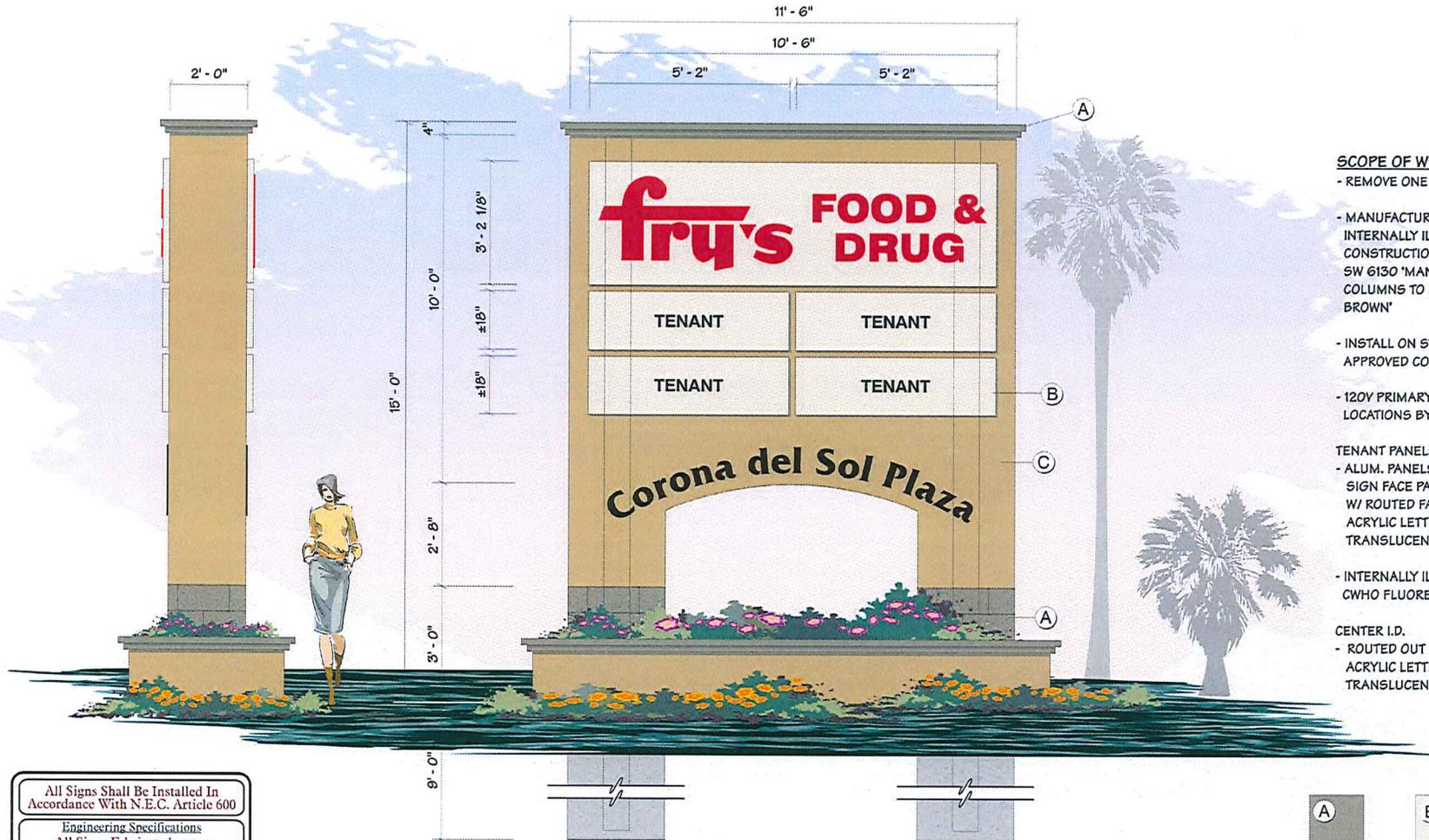
Signs

CUSTOMER:	Fry's - Corona Del Sol Plaza	ADDRESS:	4028 W. Whitton Ave. - Phoenix, AZ - 85019
ADDRESS:	Rural Rd. & Ray Rd.	WEBSITE:	www.bootzandduke.com
SALESMAN:	Andy Gibson	PHONE #:	(602) 272-9356
DESIGNER:	R. Adair	FAX #:	(602) 272-4608
DESIGN #:	R-1161-12 RS	REVISION:	[8] - 12-19-12
		DATE:	March 29, 2012
		PAGE #:	8 of 8

SIGN LOCATION PLAN



EXISTING MONUMENT SIGN PHOTOS



SCOPE OF WORK

- REMOVE ONE (1) EXISTING MONUMENT SIGN
- MANUFACTURE & INSTALL TWO(2) DOUBLE FACED INTERNALLY ILLUMINATED .125 & .090 ALUM. CONSTRUCTION MONUMENT SIGN PAINTED SW 6130 'MANNERED GOLD. TOPPER & BLOCK COLUMNS TO BE PAINTED SW 60B2 'COBBLE BROWN'
- INSTALL ON STANDARD 8" STEEL PIPE IN ASA APPROVED CONCRETE FOOTINGS.
- 120V PRIMARY POWER TO BE PROVIDED TO SIG LOCATIONS BY CUSTOMER ELECTRICIAN

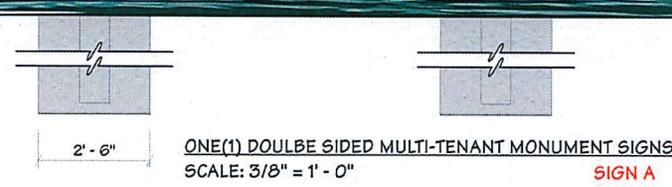
TENANT PANELS

- ALUM. PANELS TO BE RAISED 2" FROM SIGN FACE PAINTED SW 6126 'NAVAJO WHITE' W/ ROUTED FACES W/ 1/2" PUSH THRU ACRYLIC LETTERS & SURFACE APPLIED TRANSLUCENT VINYL.
- INTERNALLY ILLUMINATED W/ 800MA CWHO FLUORESCENT LAMPS.
- CENTER I.D.
- ROUTED OUT W/ 1/2" PUSH THRU ACRYLIC LETTERS & SURFACE APPLIED TRANSLUCENT VINYL.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per A.S.A. Specifications & 2006 I.B.C.

Electrical Specifications
All Signs Fabricated as per 2005 N.E.C. Specifications



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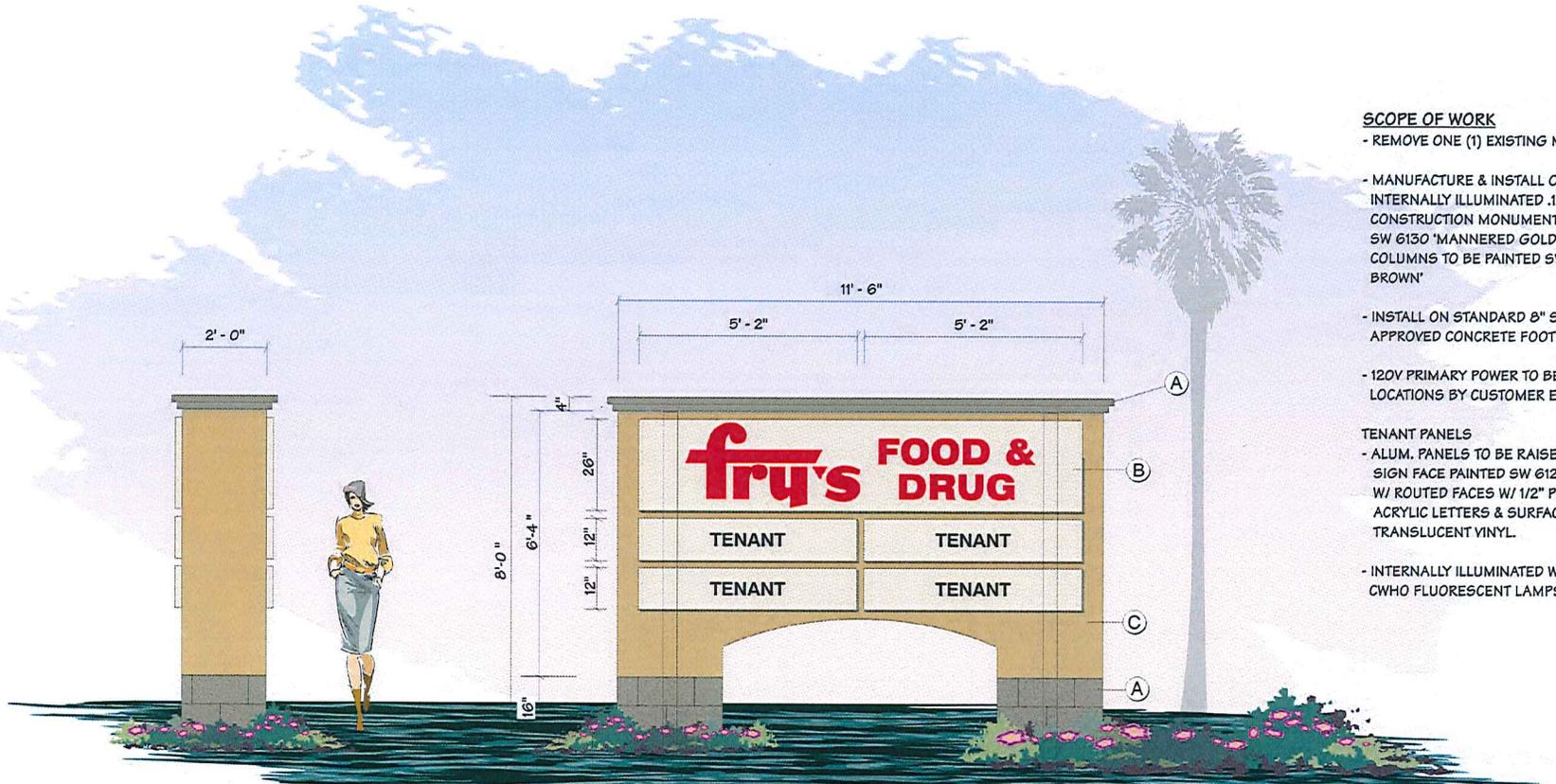
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SIGN ALONG RAY ROAD



SCOPE OF WORK

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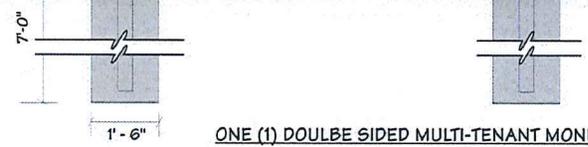
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ONE (1) DOULBE SIDED MULTI-TENANT MONUMENT SIGN
SCALE: 3/8" = 1' - 0" SIGN B

A	B	C
SHERWIN WILLIAMS SW 6082 "COBBLE BROWN"	SHERWIN WILLIAMS SW 6126 "NAVAJO WHITE"	SHERWIN WILLIAMS SW 6130 "MANNERED GOLD"

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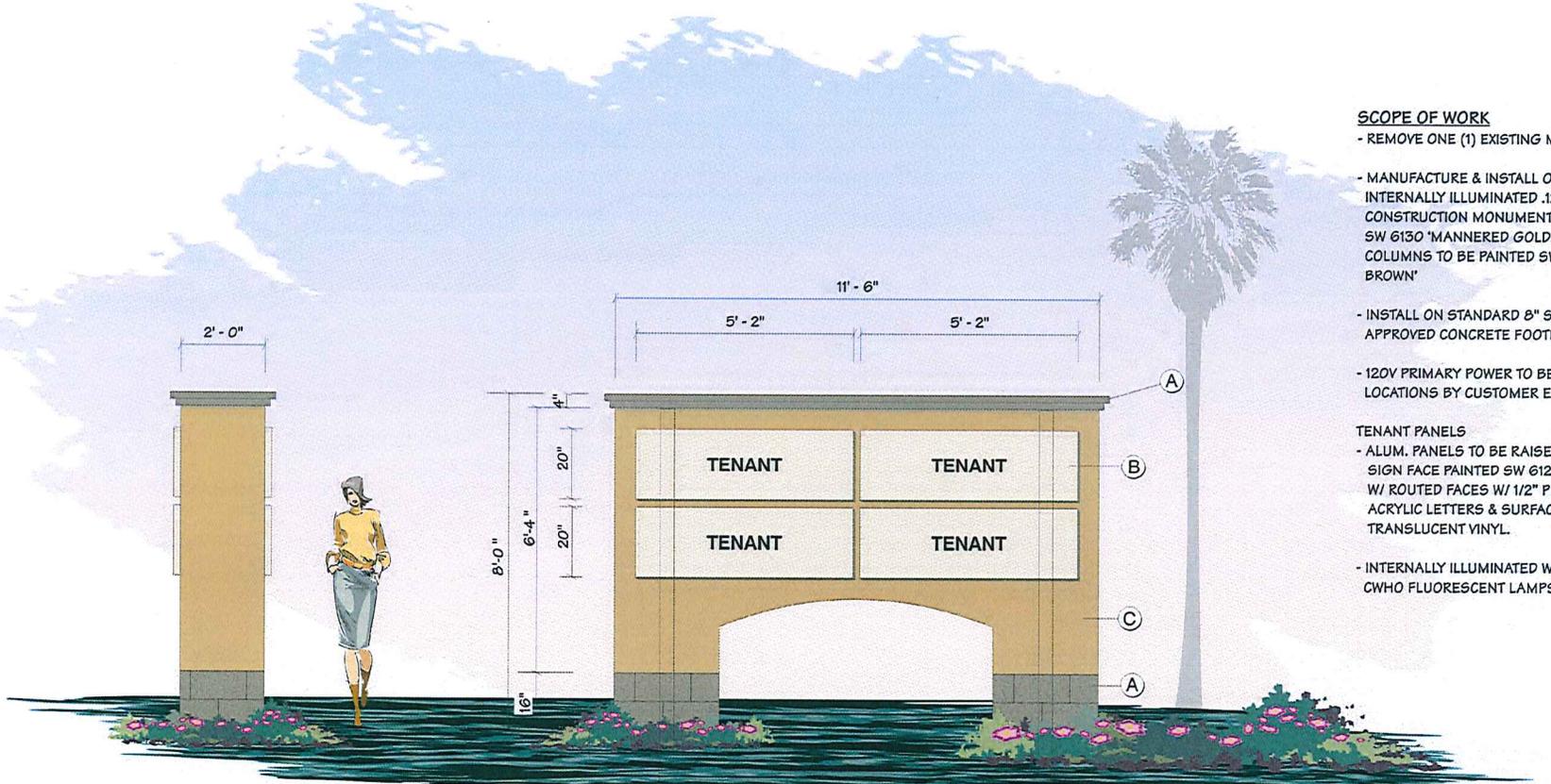
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NORTHERN SIGN ALONG RURAL ROAD



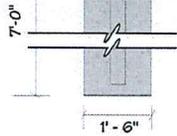
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SCALE: 3/8" = 1' - 0"
SIGN C

A	B	C
SHERWIN WILLIAMS SW 6082 -COBBLE BROWN	SHERWIN WILLIAMS SW 6126 -NAVAJO WHITE	SHERWIN WILLIAMS SW 6130 -MANNERED GOLD

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SOUTHERN SIGN ALONG RURAL ROAD