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MEMORANDUM

Transportation & Development – PZ Memo No. 13-048

DATE: JUNE 19, 2013

TO: PLANNING AND ZONING COMMISSION

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

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *[Signature]*

SUBJECT: PDP13-0002 CHANDLER MIDWAY CORPORATE CENTER

Request: Preliminary Development Plan (PDP) approval to allow freestanding multi-tenant monument signs for an existing development

Location: Northeast corner of Chandler Boulevard and Gila Springs Boulevard

Applicant: Caliber Signs & Graphics

Project Info: Approximate 20 acre office development

RECOMMENDATION

Upon finding the Preliminary Development Plan (PDP) request to be consistent with the General Plan, Planning Staff recommends approval of this request.

BACKGROUND

The request is for PDP approval for two freestanding multi-tenant monument signs. A PDP comprehensive sign package was approved in April 2009 for building mounted signage only requiring monument signs to be reviewed and approved through a separate PDP.

The subject site is located on the southwest portion of the Intel Gila Springs campus at Chandler and Gila Springs Boulevards. The site is bounded by light industrial development to the north with the Intel campus to the east. South of Chandler Boulevard is an assisted living facility. Gila Springs Boulevard abuts the subject site to the west, with a fast food restaurant (Pizza Hut/Taco Bell) and a townhouse development located west of Gila Springs Boulevard. A Preliminary Development Plan was approved in June 2005 for the construction of the Chandler Midway

Corporate Center commercial office development that includes nine office buildings totaling 133,200 square-feet on the 20 acre site.

The proposed multi-tenant monument signs include one along Chandler Boulevard (Sign A/a) and one along Gila Springs Boulevard (Sign B/b). Sign A has an overall height of 14 feet with 5 tenant panels. Sign B has an overall height of 10 feet with 5 tenant panels. The signs are located in proximity to the main entrances to Chandler Midway Corporate Center.

The signs incorporate building materials, colors, and elements from the development's office buildings. The sign is constructed with an aluminum cabinet and internal illumination and a split face block base. The center identification name and tenant panels are routed-out push-thru acrylic letters. Lettering projects from the sign's face to provide dimension from side elevations. The acrylic lettering is a perforated vinyl which appears black during the day and white at night when illuminated. There are a maximum of 5 tenant panels of equal size and height. There is an option to combine only the top two panels creating a total of 4 tenant panels. The Development Booklet includes exhibits representing both options.

DISCUSSION

Planning Staff finds the proposed two freestanding monument sign's height and number of tenant panels appropriate for this development. The development's largest tenant buildings are located approximately 500 feet north of Chandler Boulevard with limited visibility. The monument signs are architecturally designed to match the office development incorporating a geometric element, which enhances the sign's quality. The proposed signage is consistent with office developments of this size with height and number of panels.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was mailed in May in lieu of a meeting due to the surrounding area being primarily commercial with one apartment community nearby.
- As of the date of this memo, Planning Staff has not received any inquiries on this request and is not aware of any opposition to this proposal.

RECOMMENDATION

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CHANDLER MIDWAY CORPORATE CENTER", kept on file in the City of Chandler Planning Division, in File No. "PDP13-0002", except as modified by condition herein.
2. 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.

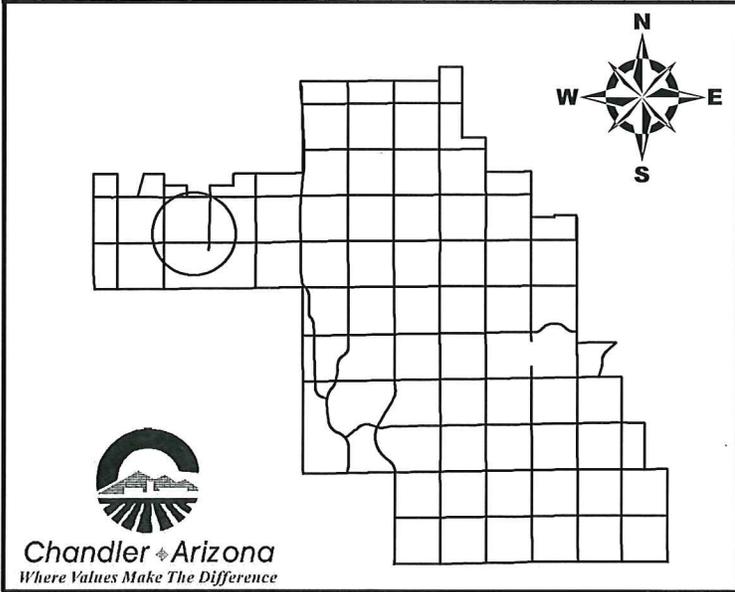
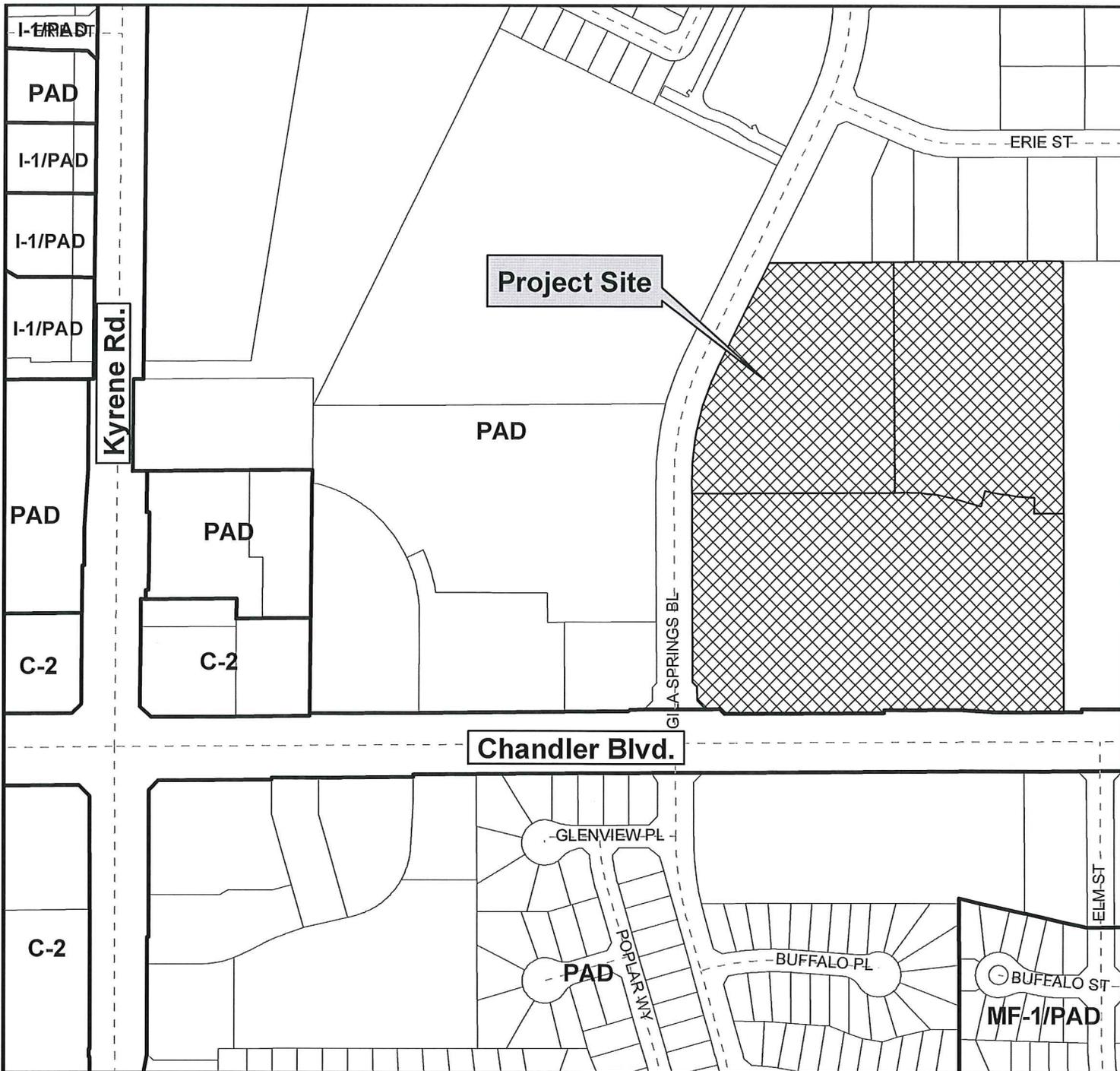
3. All future signage shall be consistent with the signage contained within the attached exhibits with regards to sign type and quality. Any deviations shall require separate Preliminary Development Plan approval.

PROPOSED MOTION

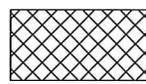
Motion to recommend approval of Preliminary Development Plan request PDP13-0002 CHANDLER MIDWAY CORPORATE CENTER for freestanding monument signage, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Sign Site Plan
3. Sign Elevations
4. Development Booklet, Exhibit A

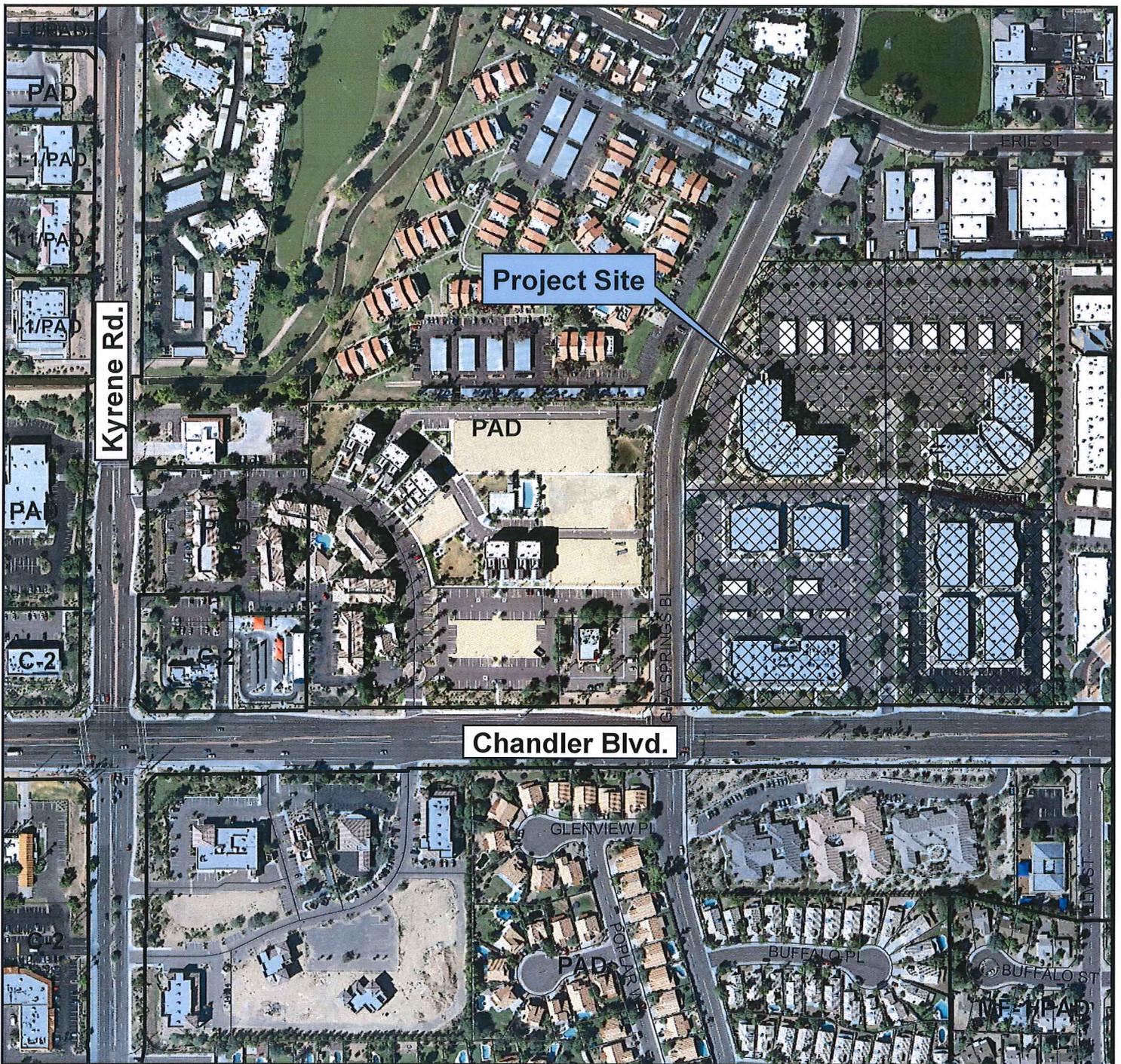


Vicinity Map



PDP13-0002

Chandler Midway Corporate Center



Project Site

Kyrene Rd.

Chandler Blvd.

GLA SPRINGS BL

GLENVIEW PL

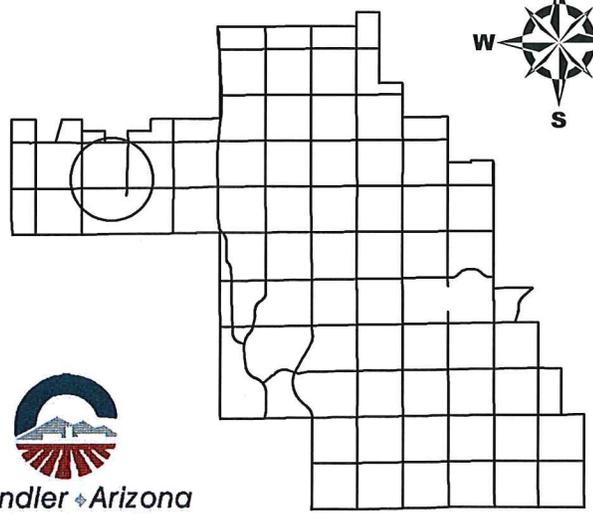
PAD

BUFFALO PL

BUFFALO ST

LEWIS ST

Vicinity Map



PDP13-0002

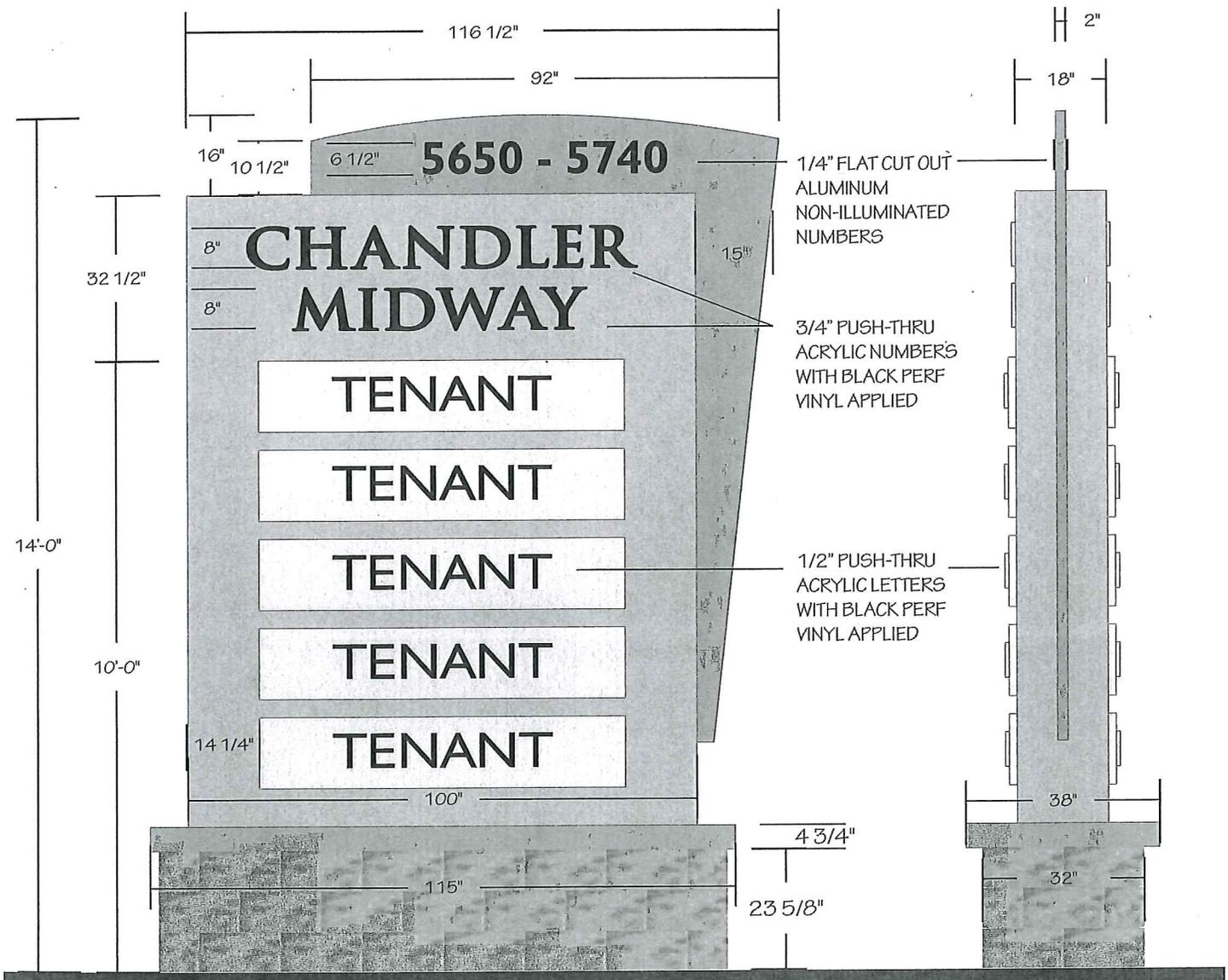
Chandler Midway Corporate Center



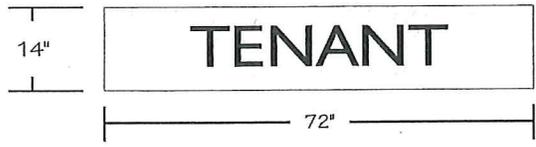
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Sign A

Typical Ground Identification Sign
Chandler Boulevard



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



1-1/2" DEEP REVERSE PAN TENANT PANELS
ROUTER CUT WITH PUSH THRU ACRYLIC LETTERS

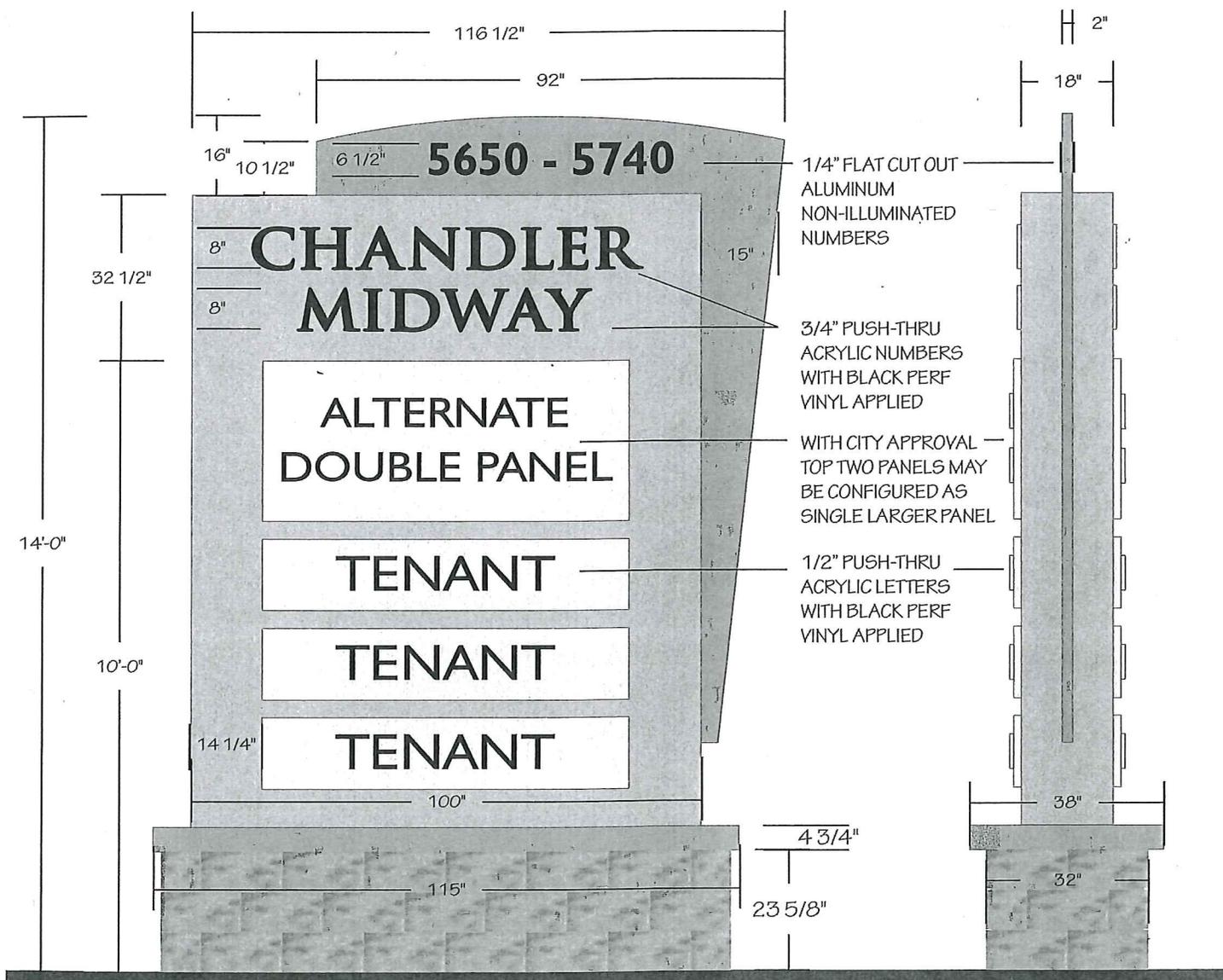
CHANDLER MIDWAY CORPORATE CENTER

North East Corner of Gila Springs & Chandler Boulevards, Chandler, AZ

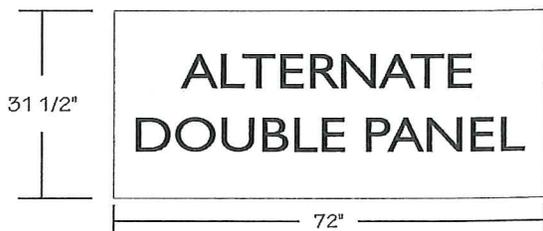
June 6th, 2013 **CALIBER SIGNS**

Sign a

Typical Ground Identification Sign
Chandler Boulevard



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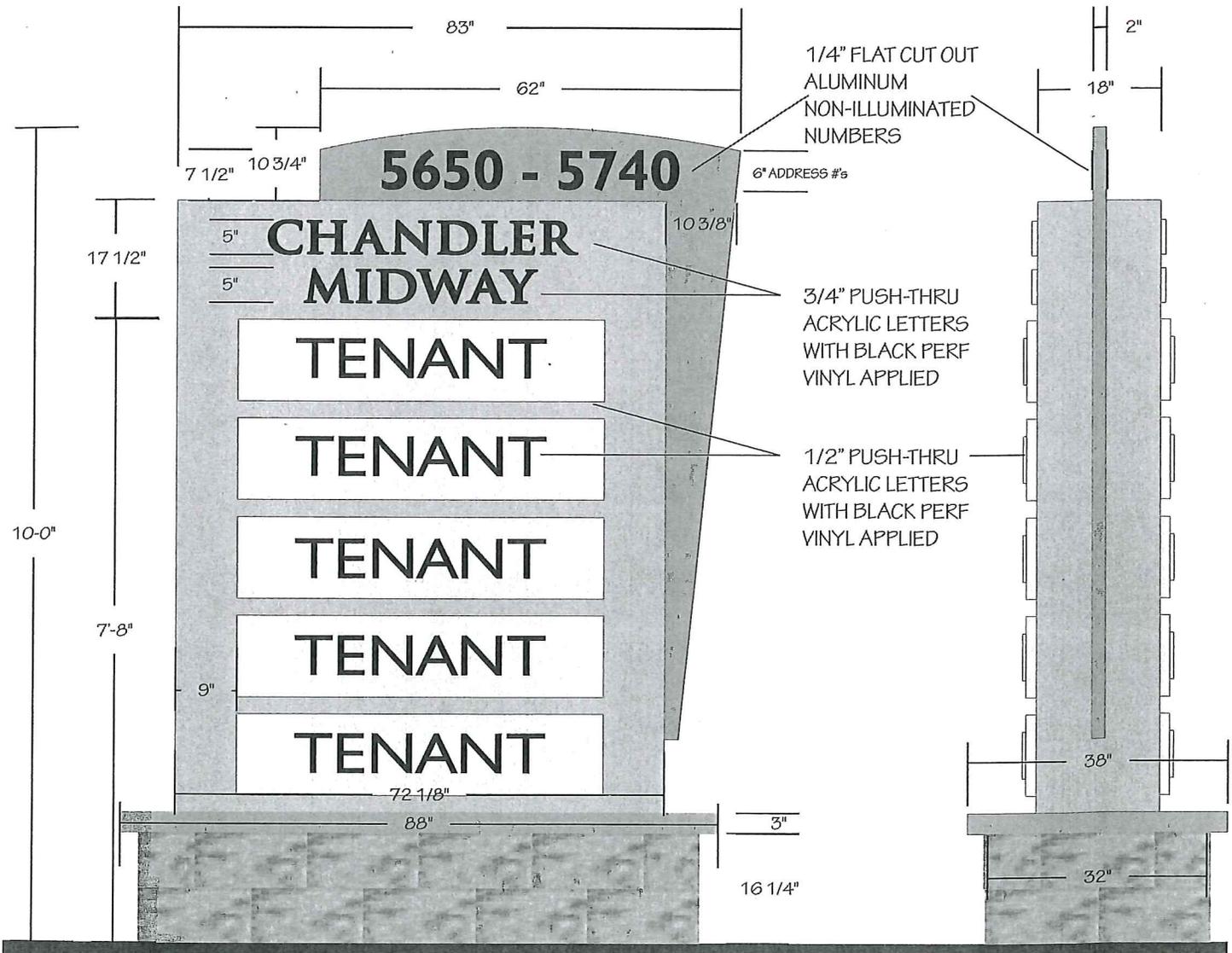
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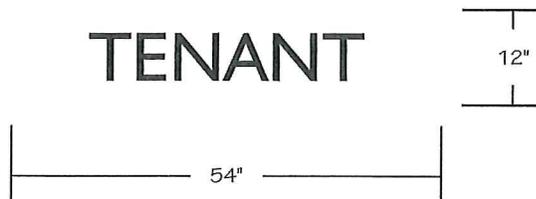
Sign B

Typical Ground Identification Sign
Gila Springs Boulevard



SCALE: 1/2" = 1'-0"

1-1/2" DEEP REVERSE PAN TENANT PANELS
ROUTER CUT WITH PUSH-THRU ACRYLIC
LETTERS



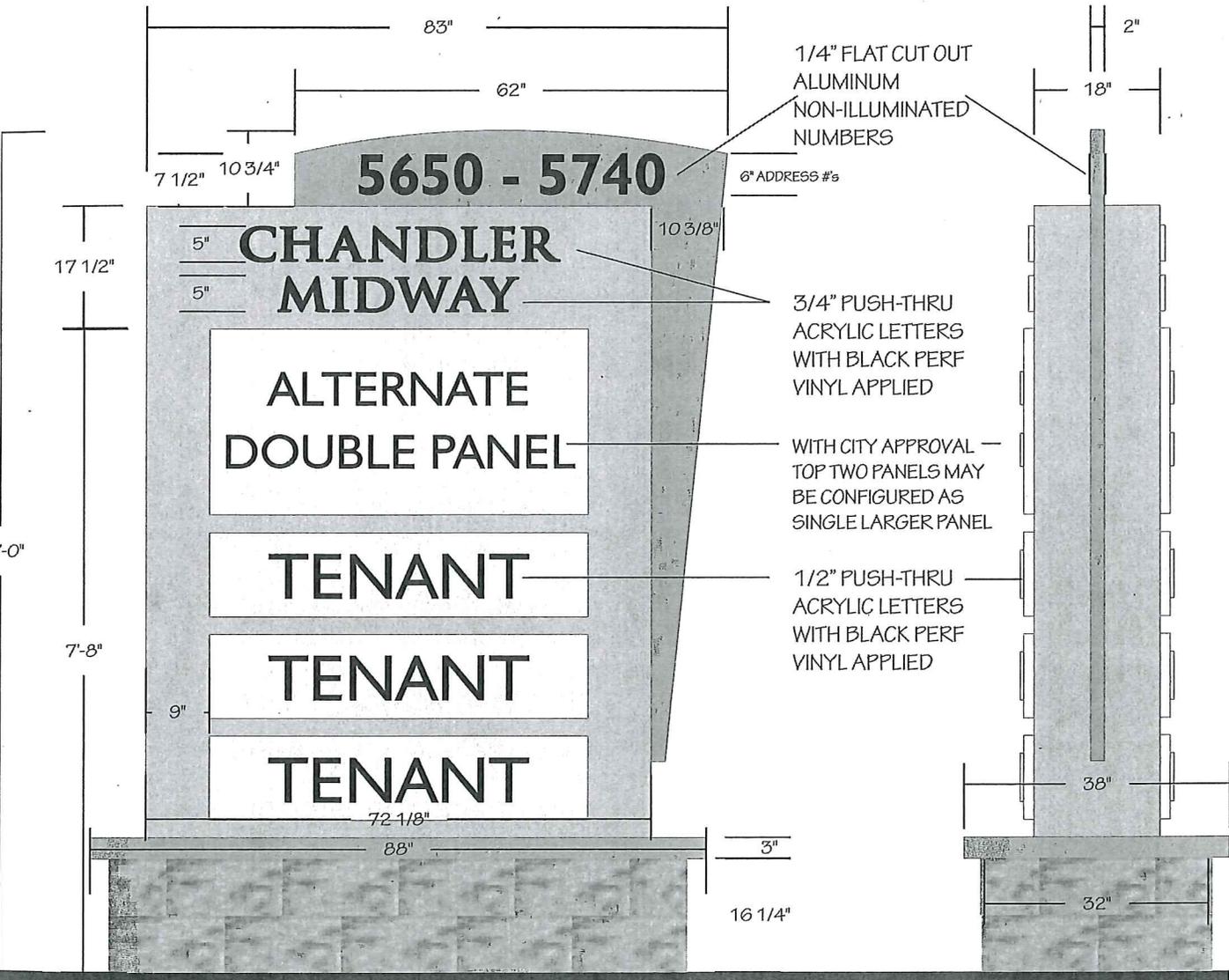
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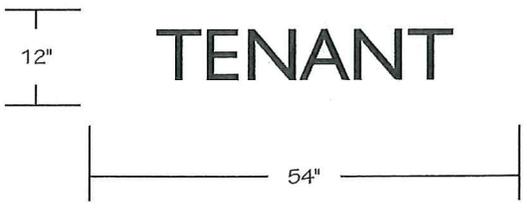
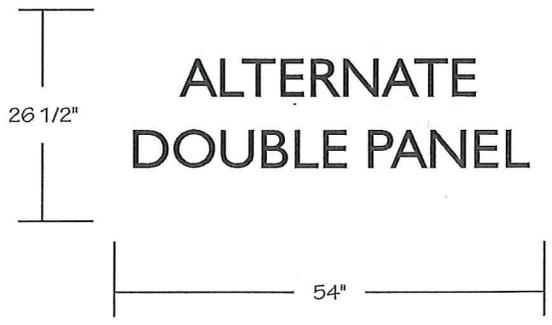
June 6th, 2013 **CALIBER SIGNS**

Sign b

Typical Ground Identification Sign
Gila Springs Boulevard



SCALE: 1/2" = 1'-0"



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CHANDLER MIDWAY CORPORATE CENTER

North East Corner of Gila Springs & Chandler Boulevards, Chandler, AZ

June 6th, 2013 **CALIBER SIGNS**