



NOTICE OF DECISION

January 22, 2020

RE: DR99-09 A (PDR2019-19-196): Cooper Square CSP Amendment

Dear Applicant:

Staff has reviewed the revised drawings received for Administrative Design Review regarding Cooper Square CSP. Staff has made the following findings:

- The project is consistent with the LDC and applicable design guidelines;
- The project is compatible with adjacent and nearby development; and
- The project design provides for safe and efficient provision of public services.

Based on the above, staff has approved this Administrative Design Review with the following attached information and conditions:

- Comprehensive Sign Plan for Cooper Square located at the southeast corner of Cooper and Ray Road amending the text and allowing for the addition of a monument sign for Iconic Tire.
- No monument sign shall be located within a Public Utility Easement or be located closer than 3 foot to a public right-of-way.

If you have any questions regarding the above, please contact me at (480) 503-6729 or Amy.Temes@gilbertaz.gov.

Sincerely,

Amy Temes
Senior Planner

A handwritten signature in black ink, appearing to be "Amy Temes", written in a cursive style.

Attachments: CSP stamped and dated 1/22/2020

Ray/Cooper

DR99-
2ND SUBMIT
TO DRB ON
4-15-99

**SIGN CRITERIA
for
COOPER SQUARE**

These criteria have been developed to insure design compatibility among all signs at Cooper Square. Conformance to these criteria will be strictly enforced. Any sign installed that is non-conforming to these criteria not approved by Developer/Landlord must be removed or brought into conformance by the applicant and/or its sign contractor.

The landlord shall approve all signs, in writing, prior to installation. Approval shall be for appearance only and not for code, sign permits must be obtained from the Town of Gilbert.

The following is a description of the design criteria:

GENERAL SIGNAGE REQUIREMENTS

Any reference herein to the word tenant or tenants shall be construed to be the same as owner or owners.

1. The landlord shall review the shop drawings and specification (2 sets) and return one (1) set to applicant marked "Approved", "Approved as Noted", or "Revise and Re-Submit".
2. "Revise and Re-Submit" drawings will be returned to the applicant with comments. These drawings shall be revised by applicant and re-submitted to Landlord for its approval.
3. Upon receipt of landlord approval applicant shall proceed with Town of Gilbert permit process. Subsequent to city approval, applicant may proceed with installation.
4. No signs, advertisements, notices or other lettering shall be exhibited, inscribed painted or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of Developer/Landlord.
5. Applicant or its representatives shall obtain all permits for its exterior sign and its installation. Applicant shall be responsible for all requirements and specifications.

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6. Applicant shall have the sole responsibility for compliance with all applicable statutes/codes, ordinances or other regulations for all work performed on the premises by or on behalf of the applicant.
7. The landlord's approval of applicant's plans specifications, calculations, or work shall not constitute an implication, representation, or certification by landlord that said items are in compliance with applicable statutes, codes, ordinances or other regulations.
8. All signage is subject to Town of Gilbert approval and this master sign exhibit. Developer/Landlord will support all applications for signs in compliance with this exhibit but cannot guarantee city approval.
9. All signage shall be constructed and installed at tenant's expense.
10. Tenant and the tenant's contractor shall be responsible for the repair of any damage caused by installation or removal of any signage.
11. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
12. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
13. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
14. All exposed metals shall be painted to render them inconspicuous.
15. No exposed tubing, conduit, or raceways will be permitted. All conductors, transformers, and other equipment shall be concealed.
16. All electrical signs shall bear the UL label.
17. All signs shall conform to Uniform Building Code Standards.
18. All electrical signs shall conform to National Electrical Code Standards.
19. Tenant shall be liable for the operation of their sign contractor.
20. Painted lettering will not be permitted.
21. Flashing, moving, or audible signs will not be permitted .

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22. Individual free-standing signs will be permitted for pad site users.
23. No exposed neon lighting shall be used on signs, symbols, or decorative elements without prior approval by Developer/Landlord and the Town of Gilbert.
24. No logos shall be permitted without prior approval by the Major Tenant and Developer/Landlord with the exception of the Bank tenant sign. With the exception of the Major Tenant, copy content of the signage shall not include the product sold.
25. Standard white vinyl die cut copy may be used to display hours of business, emergency numbers, etc. Not to exceed one hundred forty four (144") square inches in area. All window graphics and displays shall be subject to the approval of the Developer/Landlord prior to fabrication or implementation.
26. Wall signs shall consist of individual interior neon illuminated pan channel letters. These letters shall be mounted to the building fascia in the area allocated for signs by the Developer/Landlord. No cabinet signs allowed.
27. Wall signs shall use integral 1/8" plexiglas inserts with standard 3/4" trim cap. Trim cap shall be the same color as the return. Returns to be five inches (5") deep. The Major Tenant reserves the right to use its standard sign package as attached.
28. Letter style and color shall be subject to the approval by the Developer/Landlord.
29. Each sign package shall be subject to review and approval by the Developer/Landlord and the Town of Gilbert.
30. Any changes to the "Comprehensive Sign Program", will require an amendment to the sign package, with approval by the Developer/Landlord and the Town of Gilbert.

MAJOR TENANT

1. A Major store is defined as a tenant or owner with a building area exceeding 30,000 square feet.
2. The Major store Albertsons will be allowed four (4) attached building signs for the front. The maximum area allowed will be 1.5 square foot of signage per building foot frontage. The maximum copy height will be 4'6" for a single letter. The Albertsons logo will be 5'0" tall. Three of the signs for Albertsons and one for the bank. All signs to be individual letters only, no cabinet signs allowed.

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3. Albertsons is the Major Tenant for this shopping center. Albertsons will be allowed to display their corporate signage as shown on the attached drawing. This will include their letter style, trimcap colors, return colors and signage copy.

GROUND MONUMENT SIGNS

The following ground signs are the only ground signs permitted.

1. Major Tenant / Shop Tenant Directory
Four monument identification signs shall be allowed as follows:
 - a) Two 6'3" tall 75 square foot signs, two (2) on Cooper and also two (2) on Ray Road see exhibit A.
2. All signs shall be spaced a minimum of 300' apart.
3. Directional signs when required to assist the flow of traffic, ie drive thru, exit, enter, etc., not exceed 6 square feet in area or a height of 3 feet. Such sign may not include business identification by word or symbol on up to 25% of the sign area.

SHOP TENANTS

Shop tenants are defined as those tenants having leased area of less than 4, 000 square feet.

1. Tenant shall have one wall sign per street front of individual interior illuminated pan channel letters mounted on the fascia of the canopy.
2. Wall signs shall use integral color 1/8" plexiglas inserts with standard 3/4" trim cap. Returns shall be dark Duranodic Bronze color. Trim cap shall be the same color as the returns. Returns to be a maximum of five inches (5") deep.
3. Maximum and minimum copy heights are as follows:

Upper and Lower case letters (based on the upper case letter)	-maximum 30" -minimum 16"
All upper case letters	-maximum 30" -minimum 16"

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4. Permanent signs.
Wall signs: .5 square feet of sign area for each front foot of building unless the minimum building setback is in excess of seventy-five (75) feet from the right-of-way line. For buildings whose minimum setback is more than seventy-five (75) feet from the right-of-way line, 1.5 square feet of sign area for each front foot of building. The sign must be placed on the side of the building from which it draws its allowed square footage. Each tenant or use is permitted a minimum of 16 square feet of sign area.
5. Letter style and color shall be subject to approval by the Developer/Landlord.
6. Each sign package shall be subject to review and approval by the Developer/Landlord and the Town of Gilbert.

MAJOR SHOP TENANTS ... (More than 4,000 square foot)

1. Same as above, however, maximum copy height shall be 36" and the maximum signage area shall be based on one (1) square foot signage copy for each linear foot of frontage.

FREE-STANDING PAD BUILDINGS

1. Pad tenants are defined as those entities occupying a single free-standing building, on its own pad or parcel, located within the perimeter of Cooper Square.
2. Free-standing pad buildings will be allowed individual monument signage.
3. Permanent signs.
Wall signs: .5 square feet of sign area for each front foot of building. For buildings whose minimum setback is more than seventy-five (75) feet from the right-of-way line, 1.5 square feet of sign area for each front foot of building. The sign must be placed on the side of the building from which it draws its allowed square footage. Each tenant or use is permitted a minimum of 16 square feet of sign area.
4. Tenant shall be permitted to install signs designed and located solely for the purpose of relieving traffic congestion and promoting the safe flow of traffic. Such signs shall contain no advertising or identification copy. Six (6) square feet per directional and no higher than 3'0". Locations must be clearly marked for submittals.
6. All menu boards shall be internally illuminated and will be in keeping with the building's colors and materials, matching those of the free-standing directional.

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7. Wall signs shall use integral color 1/8" plexiglas inserts with standard 3/4" trim cap.
8. Letter style and color shall be subject to approval by the Developer/Landlord.
9. Each pad sign package shall be subject to review and approval by the Developer/Landlord and the Town of Gilbert.
10. Refer to general signage regulations.
11. Should you have any questions or require the services of a sign company, contact BILL GIBSON, BOOTZ & DUKE SIGN CO., PHOENIX, AZ (602) 272-9356.

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MONUMENT SIGN MATRIX FOR COOPER SQUARE

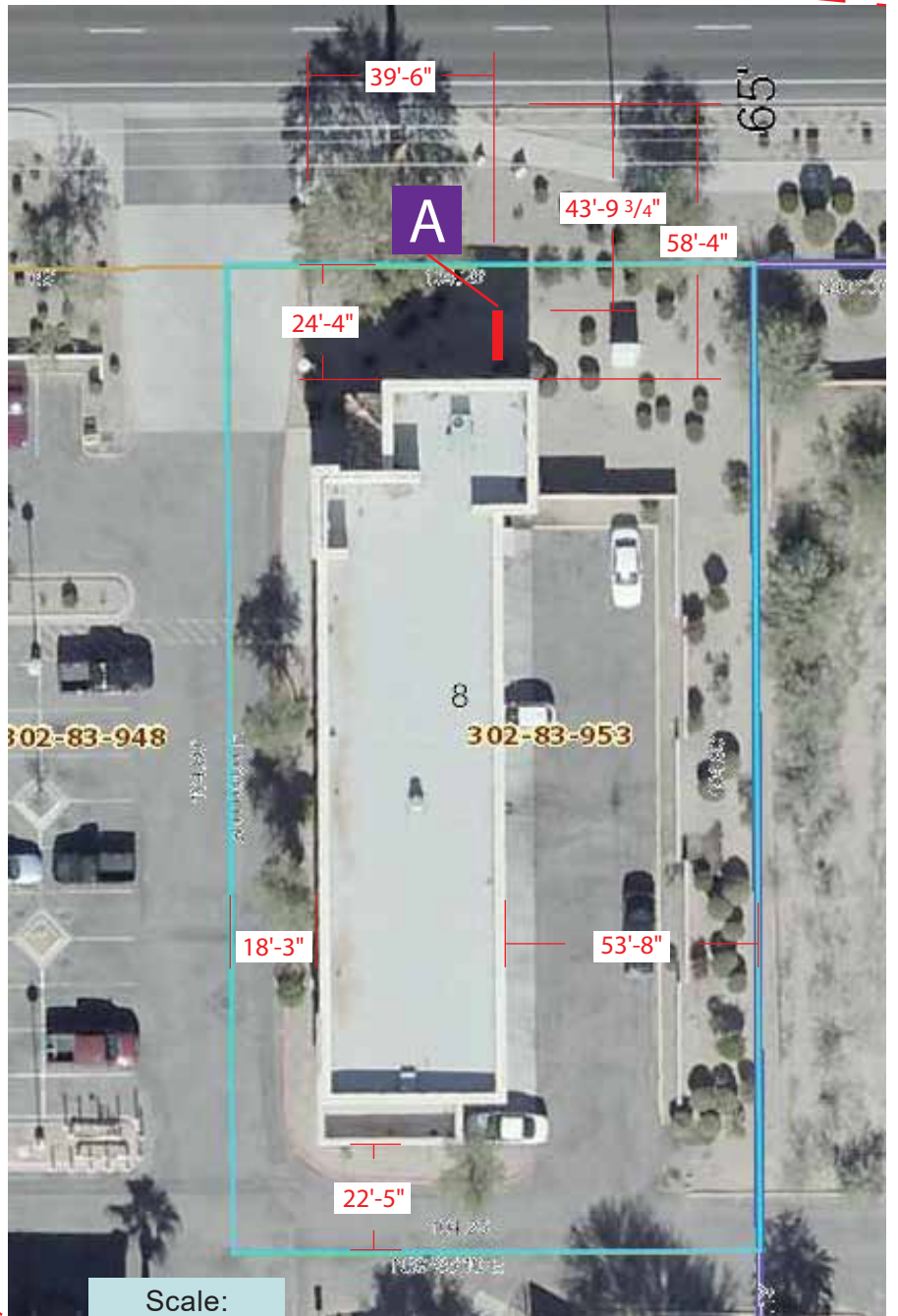
	Existing	Monument Type	Illuminated
Sign 1	Yes	Multi-Tenant	Yes
Sign 2	Yes	Multi-Tenant	Yes
Sign 3	Yes	Dedicated	Yes
Sign 4	Yes	Multi-Tenant	Yes
Sign E/5	New Proposed Sign	Dedicated	Yes
Sign 6	Yes	Multi-Tenant	Yes

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Date 1/22/2020



SITE MAP

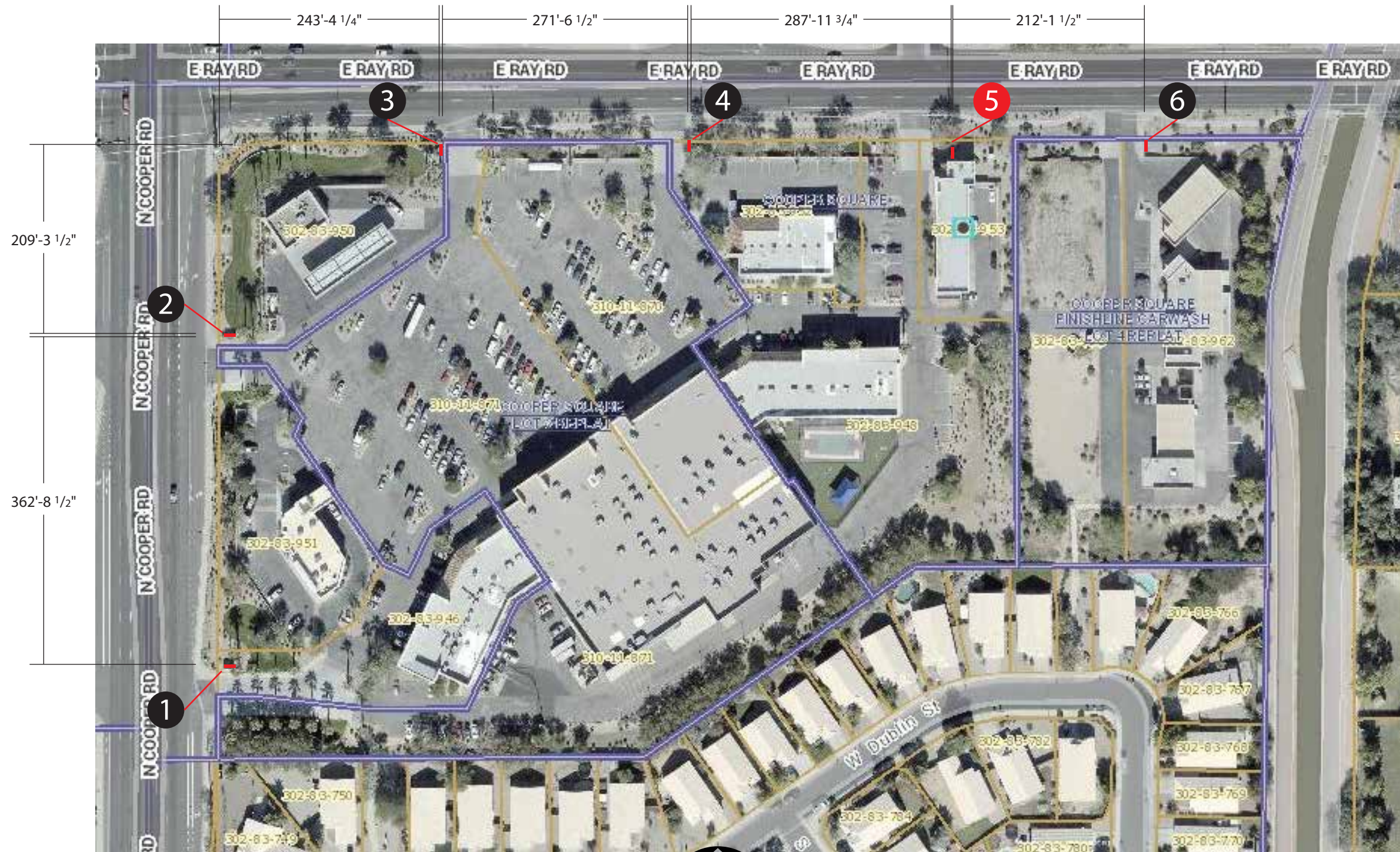
APPROVED
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 Case # DR99-09 A
 Date 1/22/2020

CUSTOMER APPROVAL
 BY: _____
 DATE: _____ W/O CHGS W/ CHGS

LANDLORD APPROVAL
 BY: _____
 DATE: _____ W/O CHGS W/ CHGS

PROJECT: ICONIC	LOCATION: 703 West Ray Road Gilbert AZ 85233
9200 Valley Rd, Prescott Valley, Arizona 86314 800-257-5095	
SIGNS PLUS	
Account Executive: Gary Johnson	
Designer: DF	
Design Number: 6139	
DATE: 10/22/2019	
SCALE: AS NOTED	
REVISIONS: R3 01/20/2020 DF	
SHEET: 1 OF 4	

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209'-3 1/2"

362'-8 1/2"

243'-4 1/4"

271'-6 1/2"

287'-11 3/4"

212'-1 1/2"



SITE MAP

Scale: 1"=125'
APPROVED
 Administrative Design Review

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BY: _____
 DATE: _____ W/O CHGS W/ CHGS

LANDLORD APPROVAL

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9200 Valley Rd,
 Prescott Valley,
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 86314
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SHEET:
2 OF **4**

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COLOR & MATERIAL BOARD

VINYL COLORS



3M SULTAN BLUE
(3630-157)



3M LIGHT TOMATO RED
(3630-43)



3M YELLOW
(3630-015)

PAINT COLORS

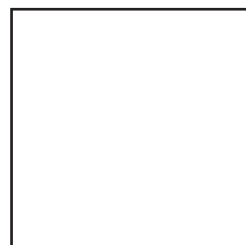


SW 6127
IVOIRE



TO MATCH
3M LIGHT TOMATO RED
(3630-43)

MATERIAL



WHITE ACRYLIC



ALUMINUM

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BY: _____
DATE: _____ W/O CHGS W/ CHGS

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Arizona
86314
800-257-5095



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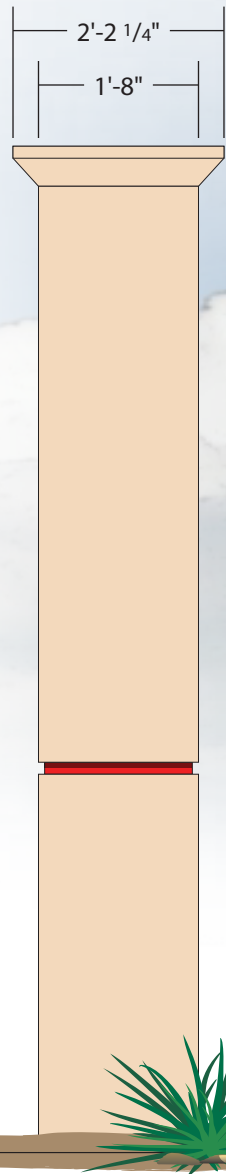
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SHEET:

3 OF **4**

PROJECT:
ICONIC

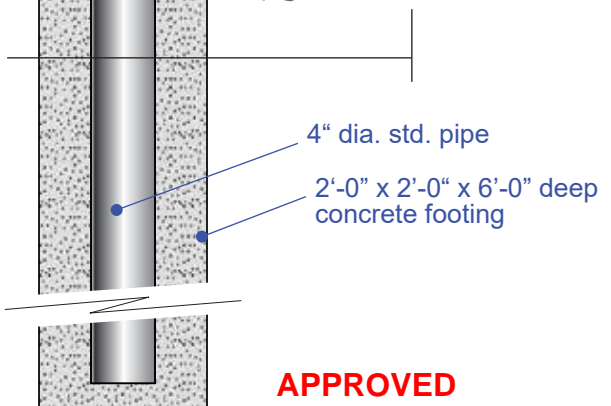
LOCATION:
703 West Ray Road Gilbert AZ 85233



SIDE VIEW



FRONT VIEW



A	MONUMENT	Scale: 1/2" = 1'-0"	SQFT: 60
	<p>Manufacture and install one (1) double faced white LED internally illuminated monument sign. Face to be 3/16" acrylic with yellow and blue vinyl overlay copy, 1 1/2" retainer.</p>		

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not exceed 18'-6".

5. The only type of signs allowed on the canopy structures is corporate logos. Said logos should be installed in a manner that the outer surface of the log signs is recessed to be flushed with the wall plane of the canopy fascia. The application of the logo signs shall be limited to the northeast and southwest elevations of the canopy structure.

6. The signs on the northeast elevation of the convenience store shall be limited to 29 square feet as prescribed by the Town of Gilbert sign code for a building of these dimension along the street frontage, and the graphics proposed on the southeast elevation (facing the canopy structure and parking lot) shall require a Variance application by the Hearing Officer. Staff recommends that the word "beverages" be reduced to a maximum of 10 square feet, and the word "snacks" be reduced to 7 square feet respectively.

7. A sign program for the subject center (addressing the signs for the Albertson's grocery store, shops, and pads) shall be developed and submitted for the Design Review Board approval prior to issuance of any sign permit for his user of any other in the center.

8. Lighting poles throughout the site should not exceed 16' in height from finished grade, and wall mounted lighting fixtures shall not be installed higher than 14' and fixture lenses should be shielded.

9. All the lighting fixtures for the canopy structure shall be recessed up into the ceiling of said structure, and no fixture lenses shall project below the ceiling line. Cut out sheet depicting the design of the lighting fixtures for the canopy structures and the section details to verify with compliance of requirement above, shall be included in the construction electrical plans.

10. All the utility cabinets including the SES panels shall be screened from public view by projections of the building, recessed areas, or masonry walls and landscaping.

11. All mechanical equipment shall be screened in its entirety by the parapet wall of the building. No portion of said mechanical equipment shall be visible from public view.

12. The convenience store for Albertson's center and the fuel canopy structure shall be built per exhibits approved by the Design Review Board at the 6/10/99 subject to staff stipulations and any other additional requirements by the Board.

Ray/Cooper

DR 99-0
2ND SUBMIT
TO DRB ON
4-15-99

**SIGN CRITERIA
for
COOPER SQUARE**

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4. Permanent signs.

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MAJOR SHOP TENANTS ... (More than 4,000 square foot)

1. Same as above, however, maximum copy height shall be 36" and the maximum signage area shall be based on one (1) square foot signage copy for each linear foot of frontage.

FREE-STANDING PAD BUILDINGS

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2. Free-standing pad buildings will not be allowed individual monument signage.

3. Permanent signs:

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10. Refer to general signage regulations.
11. Should you have any questions or require the services of a sign company, contact BILL GIBSON, BOOTZ & DUKE SIGN CO., PHOENIX, AZ (602) 272-9356.

covered with turf.

3. All the conditions of the original approval for DR99-2 shall remain in effect.

4. Aperture of awnings to open to the northeast and be lower to the southwest quadrants and trees be close to ramadas and be deciduous trees.

VOICE VOTE CARRIED THE MOTION 4-0

DR99-9-Approval of sign package for Cooper Square Commercial Center to be located at the southeast corner of Cooper and Ray Roads.

Ms. Davis presented DR99-9 and indicated it was a sign package for Cooper Square with four monument signs being proposed. They met the criteria. There was concern regarding the base of the monument sign. It was pulled off consent to have discussion regarding the base. Staff recommended that the sign be Flagstone or Cantera.

Chairman Truitt felt the sign was boring with only minimum treatments and thought that if the lettering was only 8 inches off if ground it would not be effective.

Vice Chairman Petterson also pointed out that if any shrubs were around the sign you would not be able to see the bottom band of signage.

Chairman Truitt invited the applicant to come forward.

Mr. Gibson, 4028 W. Whitton with Bootz & Duke Sign Co., explained his concern for the sign dealt with Gilbert's code being too restrictive on square footage. The code only allows 75 square feet including the base of the sign. He asked for some suggestions for improvement.

Chairman Truitt stated in a nutshell that the code could not be changed. He suggested adding a row of block to the base, maintaining the sign code requirement of 75 square feet not including the cornice treatment and the applicant would have to figure out how to make up the two inches in blocks and sign panels.

A motion was made by Board Member Jarvis, seconded by Vice Chairman Petterson, to approve DR99-9 with conditions and stipulations as follows:

1. All signs attached and detached shall comply with the Cooper

Square sign criteria and all exhibits approved by the Design Review Board at the meeting of April 15, 1999, as well as any additional stipulations approved by the Board.

2. **The Base portion of all the monument signs shall be increased to two courses** and shall be either Cantera Stone or Flagstone to match the base of the buildings.
3. The cornice top of the Albertson's sign and multi-tenant sign shall be increased in size to be more substantial in design, to match the cornice top shown on the Albertson's gas station sign.
4. As listed in the Sign Criteria for Cooper Square, all trim cap and returns for attached signage shall match in color.
5. In the Sign Criteria for Cooper Square under the Ground Monument Signs portion, Criteria #3 shall be revised to not allow any business identification and or advertisement on the directional signs.
6. Directional signs shall not be placed in the landscape setback.
7. The Sign Criteria for Cooper Square under Major Shop Tenants... (More than 4,000 sq.ft.), shall be revised to read the same as Criteria number 4 under Shop Tenants, which is consistent with the ULDC. This statement allows attached signage based on the setback and linear foot of frontage of the building and or suite.
8. The future bank sign shall conform in size and design to the sign depicted on the Albertson's front elevation of the exhibit.
9. All signs shall require a permit through the Town of Gilbert Building Department.

VOICE VOTE CARRIED THE MOTION 4-0

DR99-10-Approval of seven (7) standard plans proposed by Brown Family Communities and the open space program for Greenfield Park at the southeast corner of Baseline and Greenfield Roads.

Ms. Davis presented DR99-10 for approval of seven (7) standard plans in the open space for Greenfield Park. Only four (4) of the plans fit on all of the lots. The additional three (3) plans only fit on the larger southern lots. Concern came up at the Study Session regarding GB-7 between elevations A and B. Staff recommended that front porches on the the GB-1 and GB-2 have an 8 foot minimum depth: the applicant stated that the