



1450 W Guadalupe

Notice of Action

Project Name: Fiesta Ranch Commons Office Park Sign Package

Project Number: DR02-10

Date: April 25, 2003

Address or Location: East of the northeast corner of Guadalupe and McQueen Roads

Applicant Information: Cawley Architects
Mike Jorgensen
4144 North 44th Street
Phoenix, Arizona 85018
P: 602.956.5379 F: 602.956.5210

Owner Information: Payne Resources, Inc.
Brent Payne
670 East Encinas
Gilbert, Arizona 85234
P: 480.633.6800 F: 602.296.0114

Planner: Matt Everling, Planner II *ME*
P: 480.503.6746 F: 480.497-4923
Email: matte@ci.gilbert.az.us

Action: The Design Review Board on March 13, 2003 approved this project, subject to the conditions contained in the final minutes attached. Please incorporate these stipulations in the set of construction documents or civil drawings to help us in expediting the implementation phase of this project.

In our effort to continuously strive for increased customer service, we would ask that you take several minutes of your time to complete and return the enclosed Community Development Customer Satisfaction Survey.

Thank you again for your cooperation in the approval process of this project. Should you have any questions, please contact me at (480) 503-6746, or at matte@ci.gilbert.az.us.

Attachments: Design Review Board Final Minutes 3/13/03
Development Services Customer Satisfaction Survey

Recorder Tracie Johns called roll and a quorum was determined to be present.

APPROVAL OF AGENDA:

Vice Chairman Gary Petterson announced that they wanted to modify the agenda to move DR00-33, DR02-71 and DR03-1 to the Public Hearing portion of the meeting.

Planning Manager Maria Cadavid added that they wanted to continue item DR02-47 to the special meeting of March 27.

Vice Chairman Gary Petterson requested a motion to approve the agenda.

A motion was made by Board Member Bob Deardorff, seconded by Board Member Jacquelyn Cole to approve the agenda, moving DR00-33, DR02-71 and DR03-1 to the Public Hearing portion of the meeting.

Motion Carried 5-0.

COMMUNICATION FROM CITIZENS

Vice Chairman Gary Petterson announced that at that time members of the public may comment on items not on the agenda. He stated that the Board's response was limited to responding to criticism, asking staff to review a matter commented upon or asking that the matter be put on a future agenda. He asked if anyone would like to speak. He reminded the audience that they needed to fill out a yellow slip if they wanted to speak during that time or regarding any of the items on the public hearing.

No one came forward.

CONSENT ITEMS

Vice Chairman Gary Petterson noted that there were revised stipulations for some of the items on the consent calendar that needed to be included in the motion.

A motion was made by Board Member Bob Deardorff, seconded by Board Member David Gibson to approve the consent items, subject to Staff stipulations revising the DR02-10 to strike stipulation two; DR02-109 to add stipulation five to state that the awning color shall be revised to match the deeper color depicted on the revised renderings; DR02-117 to add a stipulation to state that on the rear elevation the roof line shall return to the plate line on both sides of Plan 110 and on the front elevation of 180D the architect shall work with Staff to revise the roofline to provide main trusses similar to elevation C.

Motion Carried 5-0.

Minutes – Approval of Regular Meeting Minutes of February 13, 2003.

DR02-10 – Approval of the sign package for the Fiesta Ranch Commons Office Park within the Fiesta Ranch Commerce Park, which is located in the northeast corner of Guadalupe and McQueen Roads.

Approval of the sign package for the Fiesta Ranch Commons Office Park (DR02-10) subject to the following conditions:

1. The sign package project shall be permitted per exhibits approved at the public meeting of March 13, 2003.
2. ~~The proposed monument sign must be placed at a distance of no less than 300 feet from any existing monument sign.~~
3. Wall signage shall be individually-mounted solid black metal letters with halo-illumination.

DR02-104 - Review and approval of site plan, landscaping, lighting, and exterior elevations for the Bank of America, a 4,550 square-foot building located at the northwest corner of Power Road and Kiowa Avenue.

Staff recommends approval for DR02-104, the site plan, elevations, and lighting and landscaping for Bank of America at Superstition Springs Albertson's Center, subject to the following conditions:

1. Construction of the project shall conform with the exhibits approved by the Design Review Board at the March 13, 2003 public meeting. Any revisions to the approved plans shall be reviewed by the Board prior to the issuance of a building permit for the project.
2. Any signage proposed for this development shall receive approval by the Planning Department prior to the issuance of a sign permit.
3. At the time of construction document submittal, the site plan shall include standard commercial and industrial site plan notes.

DR02-109 - Request approval of Site Plan & Architecture for Lot A (Schooner Plaza) to construct a 12,395 sq. ft. building for retail and restaurant uses in the C-2 zone located west of the SWC of Baseline Road and Val Vista Drive.

Approval of DR02-109, the site plan, landscaping, building elevations for Schooner Plaza, Lot A, subject to the following conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board on March 13, 2003.
2. Rear sidewalks shall be realigned to match the rear doorways and be extended to the parking area or the street sidewalks.
3. All signage must be reviewed and approved by the Planning Department prior to the issuance of a sign permit.
4. At the time of construction document submittal, the site plan shall include Standard Commercial and Industrial Site Plan Notes.
5. The awning color shall be revised to match the deeper color depicted on the revised renderings

DR02-117 - Approval of (8) eight standard plans, Plans 110 through 180 proposed by Richmond American Homes located in Power Ranch Neighborhood 6 located at the southwest corner of Germann and Power Roads.

1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.



DESIGN REVIEW BOARD STAFF REPORT

AGENDA #

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TO: DESIGN REVIEW BOARD

FROM: MATT EVERLING, PLANNER II *ME*

MEETING DATE: MARCH 13, 2003

SUBJECT: DR02-10: FIESTA RANCH COMMONS OFFICE PARK SIGN PACKAGE EAST OF THE NORTHEAST CORNER OF GUADALUPE & McQUEEN ROADS

REQUEST

Approval of the sign package for the Fiesta Ranch Commons Office Park within the Fiesta Ranch Commerce Park, which is located in the northeast corner of Guadalupe & McQueen Roads.

RECOMMENDED MOTION

Move to approve DR02-10 subject to conditions.

APPLICANT/OWNER

Cawley Architects
 Mike Jorgensen
 4144 N. 44th Street
 Phoenix, AZ 85018
 V: 602-956-5379
 F: 602-956-5210

Payne Resources, Inc.
 Brent Payne
 670 E. Encinas
 Gilbert, AZ 85234
 V: 480-633-6800
 F: 602-296-0114

HISTORY

- August 21, 1984:* The Town Council approved rezoning of 179 acres (Z84-15) located at the northeast corner of Guadalupe and McQueen Roads creating the Fiesta Ranch P.A.D. by adopting Ordinance No. 392.
- March 16, 1986:* The Town Council approved an amendment to the residential portion of the PAD to provide greater variety in the residential types and density.
- August 27, 1991:* The Town Council approved the rezoning of a two (2) acre site within the residential portion of Fiesta Ranch from R-5 (Townhouse Residential) to I-1 (Garden Industry) via Z91-09, Ordinance No. 720.
- January 28, 1992:* The Town Council approved Z91-18 by adopting Ordinance No.734, an amendment to the Fiesta Ranch PAD to allow additional I-1 and I-2 (Light Industry) uses.

- March 1, 1994:* The Town Council approved Z93-34 by adopting Ordinance No.842, an amendment to the Fiesta Ranch PAD rezoning a 36-acre parcel from R-5 to I-1.
- May 9, 1995:* The Town Council approved a PAD amendment (Z95-06) by adopting Ordinance No. 929 for the Fiesta Ranch PAD, rezoning 5 lots from I-1 to I-2.
- March 7, 2000:* The Town Council approved a PAD amendment (Z99-54) by adopting Ordinance No.1254 for the Fiesta Ranch PAD, rezoning 9.06 acres from I-1 (Garden Industry) to C-2 (General Commercial); rezone 1.88 acres from I-2 (Light Industrial) to I-1 (Garden Industry); and reduce the required landscape setbacks along local industrial streets from 30 to 15 feet.
- May 9, 2002:* The Design Review Board approved the Fiesta Ranch Commons Office Park (DR02-10) on lots 21 and 22 within the Fiesta Ranch Commerce Park.

PROJECT FACTS

Surrounding land uses

	Land Use Category	Existing Zoning	Existing Use
North	LI (Light Industrial)	I-1 PAD	Vacant
South	GC (General Commercial)	PSC-1/RS/R-3	Vacant/Apartments/Cayman Square Residential Subdivision
East	NC (Neighborhood Commercial)	C-2	Vacant
West	LI (Light Industrial)	C-2 PAD	Vacant
On-Site	LI (Light Industrial)	C-2/I-1PAD	Vacant

Data

Signage Details		Sign Code Regulations
Number of signs proposed	16	N/A
Storefront width	30 feet (typical)	N/A
Sign area allowed per tenant	16 square feet*	.5 square feet of signage per linear-foot of store front/minimum of 16 square feet
Maximum sign length proposed	10 feet	80% of storefront width
Maximum letter height proposed	16 inches	Proportional to building massing
Type of signs	Halo-illuminated metal letters	Raceways are prohibited
Single monument sign		
Monument sign area	26 square feet	40 square feet maximum
Monument sign height	5'-4"	8-foot maximum
Monument sign setback from ROW	8 feet	3-foot minimum
Separation from existing entry sign	283'-9"	300 feet minimum

DISCUSSION

Site Plan & Signage

On May 9, 2002, the Design Review Board (DRB) approved the Fiesta Ranch Commons Office Park. The approved site plan consists of four (4) separate buildings placed adjacent to each other, with each structure allowing frontage for four (4) signs; two (2) along the north elevations and two (2) along the south elevations of each building. No signage will be placed along the east & west elevations. The south elevations of all four (4) buildings face Guadalupe Road, and all four (4) of the northern elevations face an interior parking lot.

Wall Signs

Each tenant space is 30 feet wide. Each of the 16 wall signs is proposed to be ten (10) feet wide by 1'-4" (16 inches) tall, for a total of 13.3 square feet. However, as indicated in the table above, each wall sign is allowed to be a maximum of sixteen (16) square feet. Essentially, the applicant is requesting that the sign package be more restrictive than the Sign Ordinance.

The sign package proposes to restrict the type of lettering to individually-mounted solid black metal letters with halo-illumination that will not exceed 16-inches in height. This is acceptable and does not violate the Sign Ordinance.

Monument Sign

The applicant is proposing to install one (1) free-standing monument sign. The monument sign is proposed to be located adjacent to the entrance of a new shared driveway that has yet to receive approval from the Town Council in case Z02-33. The Zoning application was heard at the Planning & Zoning Commission meeting on March 5, 2003, and is scheduled to go before the Town Council for final action on April 1, 2003.

At a distance of 283'-9" from the existing entry monument sign at the intersection of Guadalupe Road and Abalone Drive, the proposed monument sign does not comply with the minimum 300-foot separation requirement as required in Section 3.71 (B) of the Sign Ordinance, and therefore, cannot be approved administratively. Options available to the applicant include moving the sign, applying for a variance, or waiting for the Sign Ordinance to be amended later this year.

The colors, materials, and finishes of the monument sign will match the approved building elevations of the Fiesta Ranch Commons Office Park. The monument sign will not be illuminated.

STAFF RECOMMENDATION

Approval of the sign package for the Fiesta Ranch Commons Office Park (DR02-10) subject to the following conditions:

1. The sign package project shall be permitted per exhibits approved at the public meeting of March 13, 2003.
2. The proposed monument sign must be placed at a distance of no less than 300 feet from any existing monument sign.
3. Wall signage shall be individually-mounted solid black metal letters with halo-illumination.

Exhibits

1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Monument Sign