



NOTICE OF ADMINISTRATIVE DECISION

July 27, 2016

Pat Musser
PM Design Group, Inc.
76 E. Mitchell Drive
Phoenix, AZ 85012
Email: pmusser@pmdginc.com

RE: Administrative Design Review to establish a Comprehensive Sign Plan for the CST Corner Store and future commercial retail and office – Comprehensive Sign Plan – located at the NEC Val Vista Dr. & Riggs Rd.: **DR16-01S (PDA-2016-00040)**.

Dear Mr. Musser:

Staff has reviewed and **approved** your Administrative Design Review **DR16-01S (PDA-2016-00040)**, for approval of the proposed Comprehensive Sign Plan, including wall and monument sign for the CST Corner Store and future commercial retail and office; including future building wall signs and monument signs on approximately 16.56 acres located at the NEC of Val Vista Drive and Riggs Road zoned Shopping Center (SC) zoning district.

The subject site is currently being developed with the CST Corner Store (Valero) fueling facility and buildings on a 2.57 acre parcel as part of an overall 16.56 acre overall parcel, approved under DR16-01 located at the NEC of Val Vista Drive and Riggs Road. A general summary of the newly proposed requests on the subject site are listed below:

- The proposed monument and wall signage application under DR16-01S (PDA16-40) is for the overall 16.56 acre site including the CST Corner Store (Valero) fueling facility and buildings. The subject application includes wall and monument signage for the 2.57 acre CST Corner Store site as well as for the future monument signage locations and wall signage for future buildings on the overall 16.56 acre Shopping Center (SC) zoning district parcel is compliant with requirements of the LDC.
- Under the original DRB approval DR16-01, on April 14, 2016 there was no wall or monument signage proposed or approved with this application, requiring the need for the subject request for signage, specifically a Comprehensive Sign Plan.
- To be constructed with the CST Corner Store (Valero) fueling facility, building and fueling canopy will be 2 wall signs, 2 canopy signs and 2 monument signs are proposed. Monument signage is proposed on both the Val Vista and Riggs Road street frontages and will be located a minimum of 3' from the ROW, outside

of any public utility easements and outside of the required sight-visibility triangle. The provided site plan indicates that the proposed monument signage location is compliant with these requirements.

- As there is approximately 1,845 linear feet of street frontage the overall parcel, when Val Vista Dr. and Riggs Road frontages are combined; which permits a total of 6 monument signs for the overall 16.56 acre site. The Comprehensive Sign Plan notes that 4 future monument signs will be constructed for the future buildings and tenant suites as they develop, as shown on the provided site plans and signage exhibits.
- The newly proposed monument signs for the CST Corner Store (Valero) fueling facility and buildings, will consist of three (2) monument signs (60 sq. ft. each) with a full width sign base, with stone veneer and an upper portion of the monument sign consisting of a cabinet painted gray to match the CST Corner Store (Valero) building with mounted logo and electronic changeable numbers to note the gas price and also break up the overall sign face.

Future monument signs #13, #14, #15 and #16 will be provided around the perimeter of the site; with 3 monument signs on Riggs Road and 1 sign on Val Vista Drive. Monument signs #1 and #2 will be constructed with the development of the CST Corner Store. Monument signs #13, #14, #15 and #16 will be constructed as future buildings and tenant user suites develop. The future amount of area for each of the future tenant suites on monument signs will be overseen and approved by the commercial center's property owner's association. However, sign permits will continue to be required to demonstrate compliance with the LDC and Comprehensive Sign Plan (DR16-01S).

All monument signs will have a sign area of between 58.5-60 sq. ft. in area where 60 sq. ft. is permitted. The sign will be internally illuminated LED lighting. Total wall sign height and sign area are well within the requirements of the LDC – 4.409.

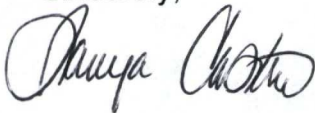
- The proposed wall signage for the CST Corner Store shall consist of wall signage for the convenience store and service station canopy. The convenience store building is permitted double frontage signage calculations. The provided wall signage details/exhibits for the CST Corner Store demonstrate that the proposed wall signage is compliant with the Commercial signage requirements of the LDC. The allowable sign area calculation is (150 S.F. x 2 arterial frontages) =300 S.F. The proposed cabinet/ logo signs are permitted up to 50% of the maximum allowable sign area
- The Comprehensive Sign Plan notes that the future buildings/ retail/ tenant suites wall signage will be governed by Article 4.407 of the Land Development Code (LDC). Color, material, font and illumination will be determined by the developer and property owner association.

Staff has **approved** your request with the following conditions:

1. Construction of the monument sign shall conform to the exhibits submitted for this request, consisting of the following sheets: Site Plans, Sign Details and Elevations and Sign Criteria/ Project Narrative (14 pages). All exhibits are stamped administratively approved July 27, 2016.

If you have any questions regarding these findings, please contact me at (480) 503-6742.

Sincerely,

A handwritten signature in black ink, appearing to read "Tanya Castro". The signature is written in a cursive, flowing style.

Tanya Castro
Planning Specialist
Town of Gilbert

Corner Store #1642 at Val Vista Drive and Riggs Road Comprehensive Sign Plan (07.18.2016)

Background Information:

Location: 7165 South Val Vista Drive
Northeast corner of South Val Vista Drive & Riggs Road

Parcel Number(s):
CST Corner Store #1642 Portion of 304-80-222

Site Area:

CST Corner Store #1642	111,923 S.F.	2.57 acres
Future Phases	609,457 S.F.	13.99 acres gross
Total Site Area	721,380 S.F.	16.56 acres

Zoning: SC – Shopping Center

Land Use: CST Corner Store with Fuel Station
Retail Commercial (future)

Building Height: 25 ft. provided.

Property Owner Information:

CST Corner Store #1677
CST Arizona, LLC.
1 Valero Way, Bldg D, Suite 200
San Antonio, TX 78249
Contact: Kevin King
210-692-2212
Kevin.King@cstbrands.com

Architect Information:

PM Design Group
76 east Mitchell drive
Phoenix, AZ 85012
Contact: Jesse Macias
602-457-5760
jmacias@pmdginc.com

APPROVED

Administrative Design Review
Case Planner Initials: JK
Case # Dalle-01-S / Dalle-40
Date: 7/27/16

Overview:

This project sits on a 16.56 acre site located at the northeast corner of South Val Vista Drive & Riggs Road which is currently owned by CST Arizona, LLC and currently developing 2.57 acres of the site for a new CST Brands Corner Store at the southwestern corner of the site. The remaining 13.99 acres will be for future development. Future phases will include numerous retail and commercial projects. As part of this Comprehensive Sign Proposal both proposed signage and future signage is included in this request. Refer to the attached Master Site Plan for reference.

Theme and Image Narrative (Program Justification):

This Project will feature a variety of different building elevations which are highlighted by a coordinated selection of compatible color finishes, as well as several different types of stone and faux wood accents. Each building will also offers uniquely designed entryways, architectural detailing, and other stylistic elements that help to differentiate it from each of the neighboring structures, while still contributing to a harmonious whole. The general feel of the Project is contemporary with soft desert hues predominating, accented with touches of stone while maintaining individual tenant identities through accent color & signage. Thus, the intent of this sign plan is to add a cohesive design element which links all of the business entities together as part of this unified "look", while still supporting the individualized needs of each business.

Traffic Patterns and Project Entries:

The site has 4 proposed new driveway entrances as part of phase 1, 2 proposed driveway entrances off of Riggs Road, 1 proposed entrance off of South Val Vista Drive, and 1 proposed entrance off of Merlot Street. The new Corner Store will have one driveway entrance on each road. Both South Val Vista Drive and Riggs Road are major streets that carry a high volume of vehicular traffic at speeds of up to 45 mph.

Corporate Colors:

To maintain corporate branding and identity for CST Brands, as well as other future tenants, all corporate colors will be permitted.

SIGN TYPE

I. Monument (Freestanding Ground) Signage:

- **Note: Monument Signs are based on street lineal street frontage calculation as follows:**

<p>Monument Sign Calculation Table S Val Vista Dr. = 687 L.F. Riggs Rd. = 1158 L.F. Total: 1845 L.F. / 300 = 6.15, or 6 monument signs allowed</p>

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Administrative Design Review
Case Planner Initials: dc
Case # DE116-015
Date: 7/27/16

(Per Section 4.407 Commercial Sign Guidelines)

The Project features a total of six (6) monument signs, four (4) along Riggs Road and two (2) along South Val Vista Drive. Based on this site's street frontage, six (6) monument signs are allowed. Monuments Sign #1, along S Val Vista Dr. and Monument Sign #2, along Riggs Rd. will be strictly for CST Brands Corner Store. The other four (4) monument signs will be shared tenant signs, as indicated in the attached sign exhibits.

Since the Project incorporates future phases with additional buildings and a large number of prospective users, it will require all six (6) monument signs to provide adequate directional and business identification signage as is necessary to maintain a safe and orderly flow for the traffic which is both passing by, and entering into, the Project. The plan is to provide prospective users with an easily identifiable system as to which entry is best to use for their individual destinations.

All monument signs are to have the same design character and material pallet. Each sign will have faux stone veneer base to match the building(s) from grade to approximately 2'-0" high. The sign panels are framed within a stucco textured body with a light gray color. Dark gray cornice and sill bands accent the top and bottom of each sign panel. Refer to the attached color / material board for reference. The sign panels will be internally illuminated. The CST (Gas Station) monument sign faces will be molded polycarbonate (Lexan) material .150" minimum thickness, clear with second surface decoration. Colors and font style are based on the CST Brands logos for the corner store, fuel branding, and the carwash, as represented in the attached exhibits. Background is translucent. Fuel pricing will be Skyline LED changeable digits with white, red and green color.

Criteria for the Individual Tenant/Occupant Panels Shall be As Follows:

1. The use of all panel(s) on the Project multi-Tenant/Occupant monument signs will be as approved and distributed by the Property Owners Association / Property Management Company.
2. Only Tenant/Occupants shall be allowed to use this signage.
3. All Tenant/Occupant panels to be internally illuminated molded polycarbonate (Lexan) material .150" minimum thickness, clear with second surface decoration.
4. Panels must be constructed so that no light source is visible within the panel background area.
5. Logos may be used, subject to prior approval by Property Owners Association / Property Management Company.
6. All Tenant/Occupant panel designs must be approved in advance by Property Owners Association / Property Management Company.

SIGNS #1 & #2 (refer to the attached sign drawings and exhibits)

Phase 1 CST Monument Signs Items 1 & 2

- Sign will strictly be a CST ID internally illuminated monument sign with LED Electronic Changeable Message Sign for CST Fuel Pricing, to comply with 404.3 Section G.
- Monument Sign Height max. 12'-0" from grade to top of embellishments.
- Sign face panel to be located between 2'-0" and 11'-0" above grade.
- Each monument sign area (not including architectural embellishments) is max. 60 S.F. each side.
- Signs are setback min. 3' from right of way line.
- Signs are spaced minimum of 100' from any other low profile freestanding sign on the same frontage.
- (1) Sign provided along South Val Vista Drive and (1) sign provided along Riggs Rd.

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Case Planner Initials: DC
Case # D2116-01.5
Date: 7/27/14

SIGNS #13, #14, #15 & #16 (refer to the attached sign drawings and exhibits)

Future Phases Center Monument Signs (similar to monument signs #1 & #2)

- Proposed are (1) one future phase Center Monument Sign along South Val Vista Drive and (3) three signs along Riggs Road and will include tenant signage for future tenants.
- Monument Signs 12' max. height from grade to top of embellishments.
- Sign face panel to be located between 2'-0" and 11'-0" above grade.
- Each monument sign area (not including architectural embellishments) is max. 60 S.F. and include up to (4) four additional panels for future tenants.
- Future tenant Signs is to be comprised of:
 - (4) tenant sign panels 16 S.F.
- Signs are setback min. 3' from right of way line.
- Signs are spaced minimum of 100' from any other low profile freestanding sign on the same frontage.

II. Service Station Canopy Signage:

(Per Section 4.407 Commercial Sign Guidelines)

SIGNS #3 & #4 (refer to the attached sign drawings and exhibits)

Phase 1 Fuel Canopy mounted signs Items 3 & 4

- Sign #4 to be internally illuminated channel letters and mounted on canopy fascia on (1) side with the Valero Logo mounted on the street facing side with max. 12 S.F.; this sign incorporates the standard "Valero" trademark font style and color.
- Sign #3 is to be internally illuminated Valero Logo "button" maximum sign area is 7 S.F. this sign incorporates the standard "Valero" trademark font style and color.
- Projections beyond fascia are 5", refer to section cut detail for reference.

III. Wall Mounted Signage:

(Per Section 4.407 Commercial Sign Guidelines)

Wall SIGNS #5 & #6 (refer to the attached sign drawings and exhibits)

Phase 1 Convenience Store Wall mounted signs Items 5, & 6

- Item 5 to be an internally illuminated ATM notification sign 10.15 S.F.
- Item 6 to be an internally illuminated "Corner Store" Wall Sign 36.55 S.F.
- Item 6 to be an internally illuminated "Market" Wall Sign 24 S.F.
- Item 6 to be an internally illuminated "logo" Wall Sign 20 S.F.
- Total Sign area provided is 91 S.F. allowable is (150 S.F. times x2 arterial frontages) = 300 S.F. allowable (50% of which can be cabinets) (refer to the attached exhibit page 6 of 6 describing complete inventory of wall signs)
- Projections beyond fascia are 5" for the illuminated signs whereas awning signs are surface applied letters

SIGN TYPE – FUTURE Wall Mounted Tenant/Occupant Building Signage Requirements:

Tenant/Occupants within the Center will also be required to install appropriate signage designed to identify the individual building and business usage. All such signage must fully conform to standards set-forth within the Town of Gilbert Land Development Code, and must be designed to contribute to a cohesive look and feel which is well coordinated with the building facades as well as the common area signage. All Tenant/Occupant signs must be professionally installed on the building facade and incorporate the individual Tenant/Occupants business name.

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Case # DE16-01-5
Date: 7/27/16

Each Tenant/Occupant within the Center shall be designated as being a part of one of the following major groups:

1. In-Line Tenant Shoppes (refer to Town of Gilbert Land Development Code section 4.407)
2. Stand-alone Building Shoppes/Pads (refer to Town of Gilbert Land Development Code section 4.407)

Each Tenant/Occupant must comply with both the general requirements for the Center, as well as the specific requirements for the designated Tenant/Occupant type (both of which are set forth below), as regards the individual wall mounted signage installed by each Tenant/Occupant. In the event that there is any conflict between the general requirements, and the specific requirements, the specific requirements shall take precedence.

APPROVED

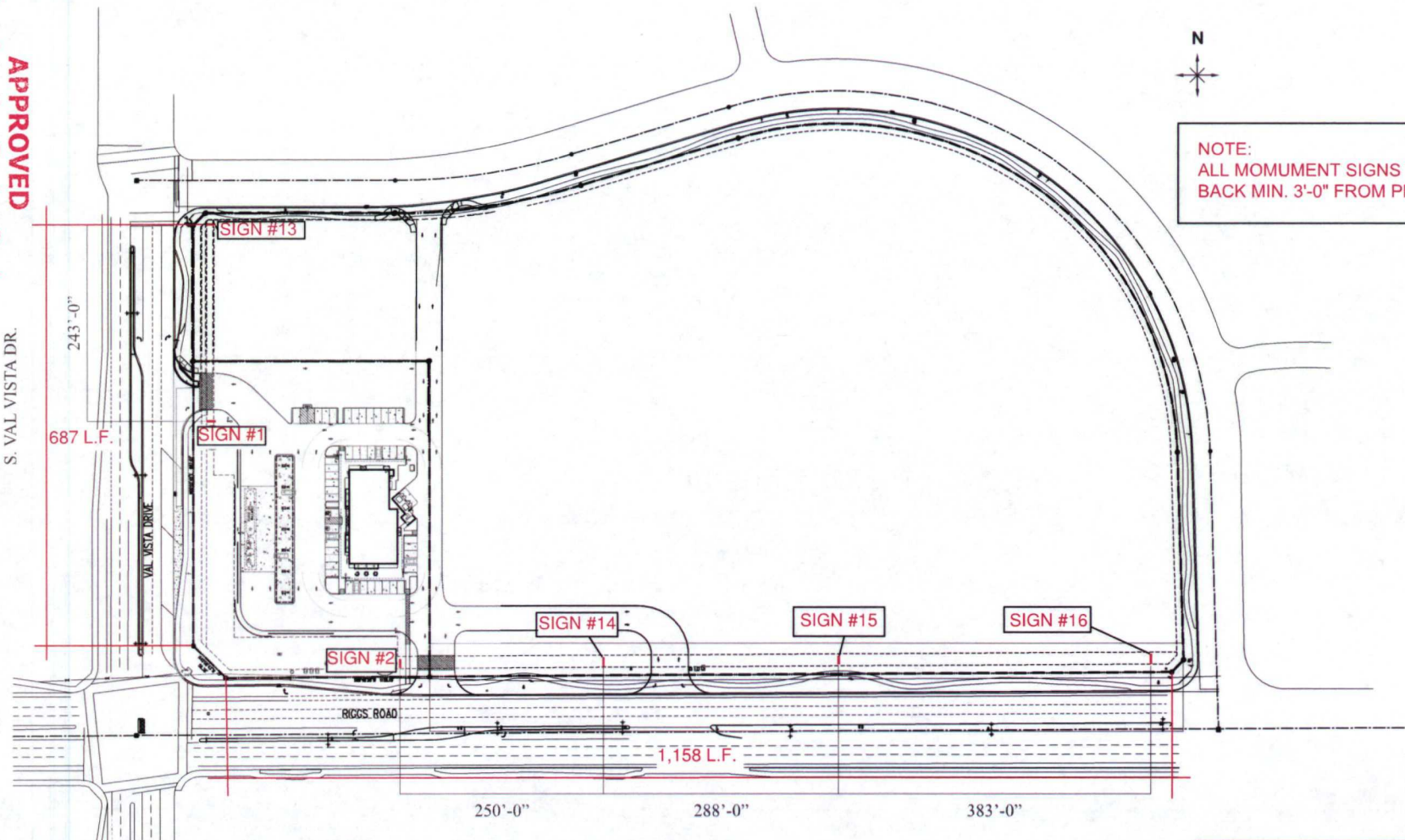
Administrative Design Review

Case Planner Initials: DC

Case # DE 10-015

Date: 7/27/16

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 Administrative Design Review
 Case Planner Initials: DR
 Case # D216-015
 Date: 7/27/14



NOTE:
 ALL MONUMENT SIGNS TO BE SET
 BACK MIN. 3'-0" FROM PROPERTY LINE

MONUMENT SIGN ALLOWANCE CALCULATION:
 S VAL VISTA DRIVE = 687 L.F.
 RIGGS ROAD = 1158 L.F.
 TOTAL FRONTAGE - 1 L.F. / 300 = 6.15 OR 6 SIGNS ALLOWED

RIGGS RD.

SITE PLAN
 SCALE: 1/128" = 1'-0"



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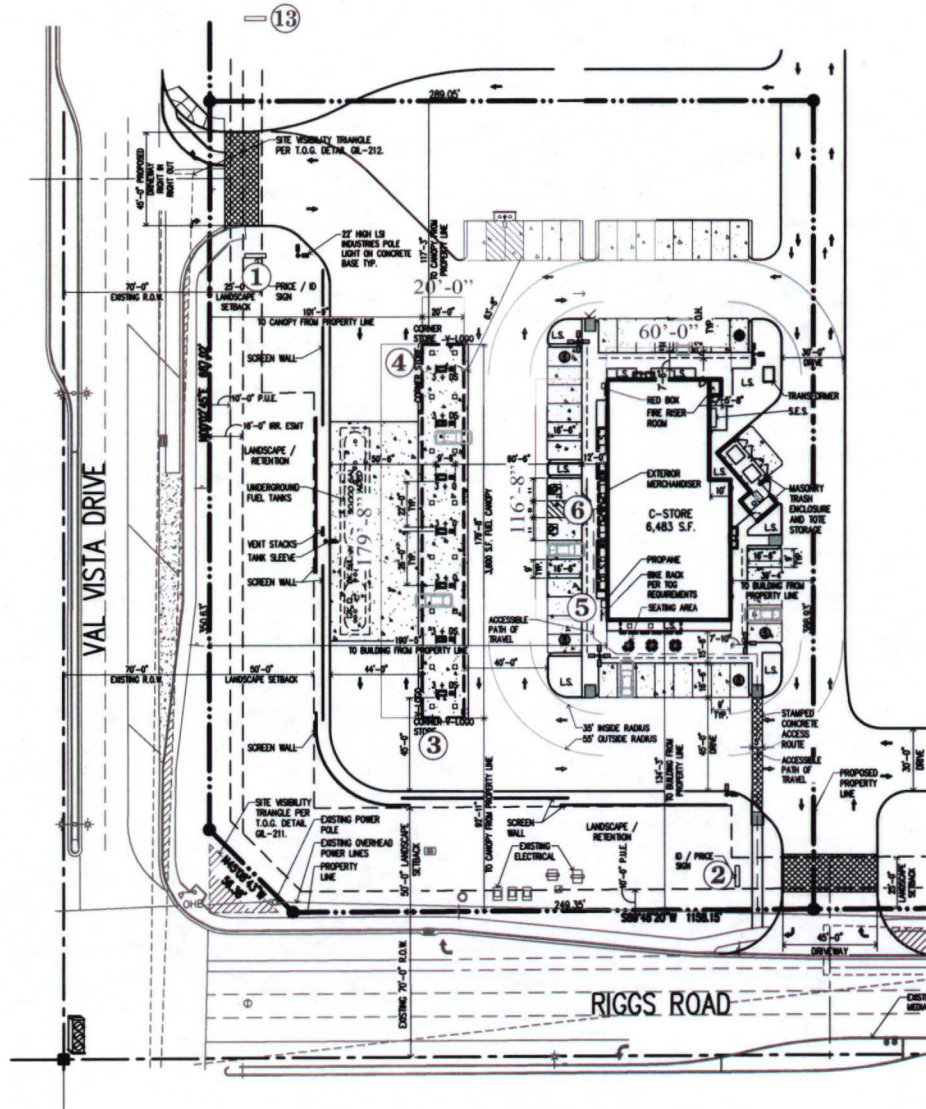
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DATE: 01.29.16BA
REV: 02.22.16BA 02.23.16BA 02.29.16BA
 03.01.16BA 04.18.16BA 04.29.16BA
 07.15.16BA



#1642
 7165 S. VAL VISTA DR.
 GILBERT, AZ 85298

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 Administrative Design Review
 Case Planner Initials: DR
 Case # 1246.015
 Date: 7/27/16



SITE PLAN
 SCALE: 1" = 60'-0"



EXISTING SITE



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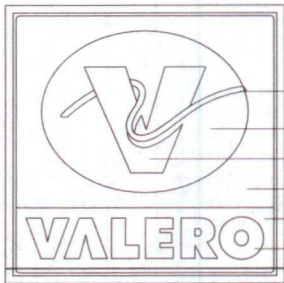
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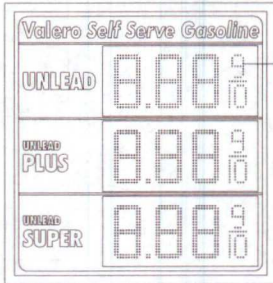
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VALERO

#1642
 7165 S. VAL VISTA DR.
 GILBERT, AZ 85298

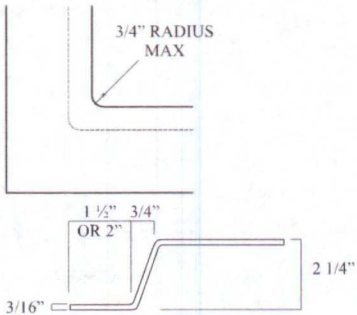


VALERO YELLOW (PANTONE 123C)
 VALERO TEAL (PANTONE 315C)
 WHITE #7328
 WHITE #7328
 VALERO TEAL (PANTONE 315C)
 WHITE #7328
 VALERO YELLOW (PANTONE 123C)

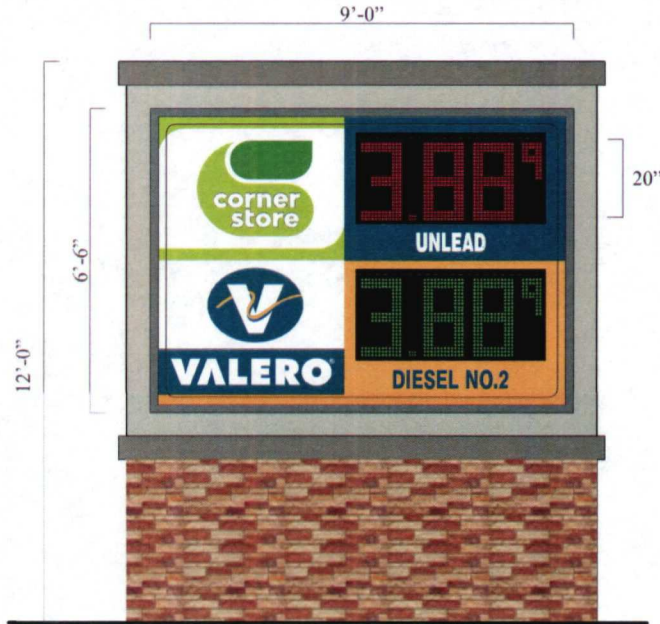


CHANGEABLE LED NUMERALS:
 RED LED NUMERALS
 BLACK BACKGROUND

NOTE:
 DIESEL PRICE PODS - VALERO
 YELLOW BACKGROUND AND
 CHANGEABLE GREEN LED NUMERALS
 BLACK BACKGROUND



MOLDED FACE CORNER SECTION



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

SIGNS 1 & 2

INSTALL TWO (2) NEW INTERNALLY ILLUMINATED
 D/F PRICE/ID SIGNS
 58.50 sq. ft.

CABINET CONSTRUCTION: ALUMINUM
 ILLUMINATION/ELECTRICAL: STANDARD FLOURESCENT COOL WHITE HIGH OUTPUT
 INTERNAL ILLUMINATION, INTERNAL MAGNETEK BALLASTS (OR EQUAL), UL LABEL
 AND VISIBLE DISCONNECT SWITCH ALL ELECTRICAL COMPONENTS TO BE UL LISTED
 AND APPROVED

FACE MATERIALS: MOLDED HIGH IMPACT CLEAR ACRYLIC FACES
 WITH TRANSLUCENT 3M VINYL SECOND SURFACE DECORATION

FINISH SPECIFICATIONS: SHERWIN WILLIAMS PAINTED, RETAINERS,
 DIVIDER BARS, POLE AND BASE TO MATCH VALERO MOCKING BIRD DARK GRAY

GENERAL NOTE: ALL SIGNAGE TO BE MANUFACTURED AND INSTALLED ACCORDING TO
 LOCAL AND NATIONAL BUILDING AND ELECTRICAL CODES

APPROVED

Administrative Design Review
 Case Planner Initials: *[Signature]*
 Case # Dello.01.5
 Date: 7/22/16



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PID-1

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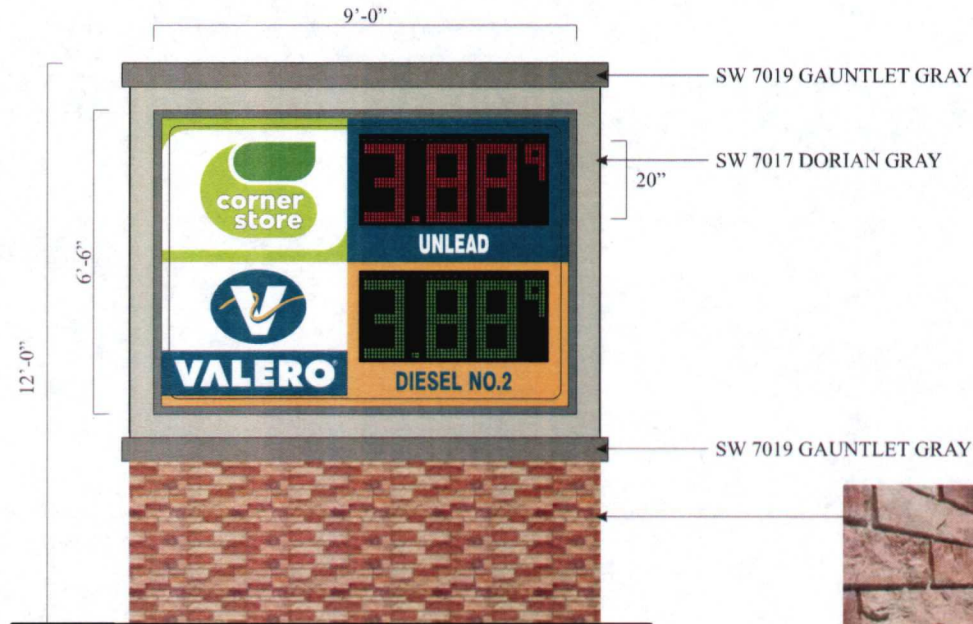
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#1642
 7165 S. VAL VISTA DR.
 GILBERT, AZ 85298

APPROVED

Administrative Design Review
 Case Planner Initials: DB
 Case # 1616-01-5
 Date: 7/27/16



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

SIGNS #1 & #2

INSTALL TWO (2) NEW INTERNALLY ILLUMINATED
 D/F PRICE/ID SIGNS
 58.50 sq. ft. ✓



NICHIHA KURASTONE
 LEDGESTONE BLUFF



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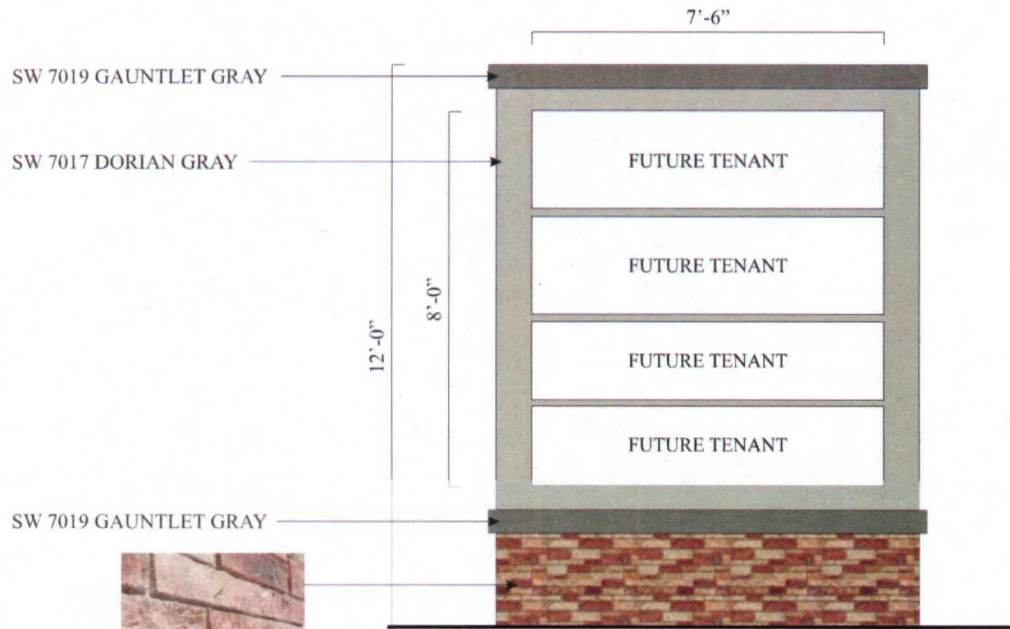
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 07.15.16BA

PAGE: 3 OF 6

VALERO

#1642
 7165 S. VAL VISTA DR.
 GILBERT, AZ 85298

APPROVED
 Administrative Design Review
 Case Planner Initials: DLG
 Case # 2146-015
 Date: 7/27/16



NICHIHA KURASTONE
LEDGESTONE BLUFF

SIGNS
13, 14, 15, & 16

INSTALL NEW INTERNALLY ILLUMINATED
MULTI-TENANT SIGN
60.00 sq. ft. ✓

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



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PAGE: 4 OF 6

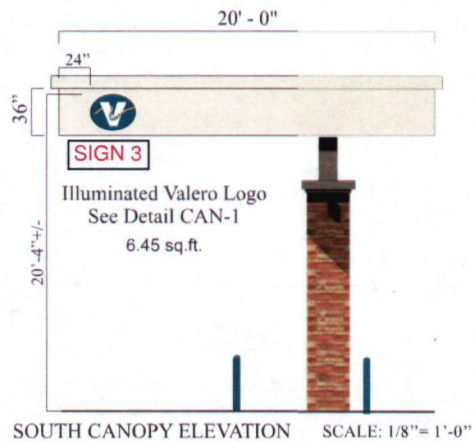
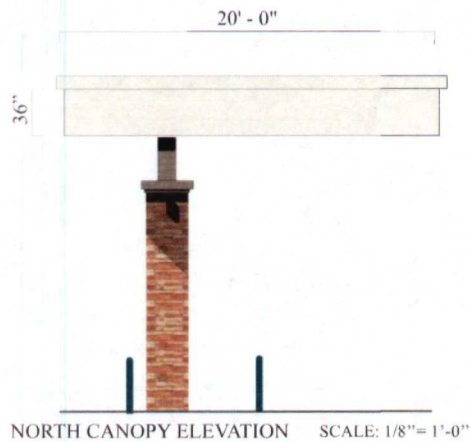
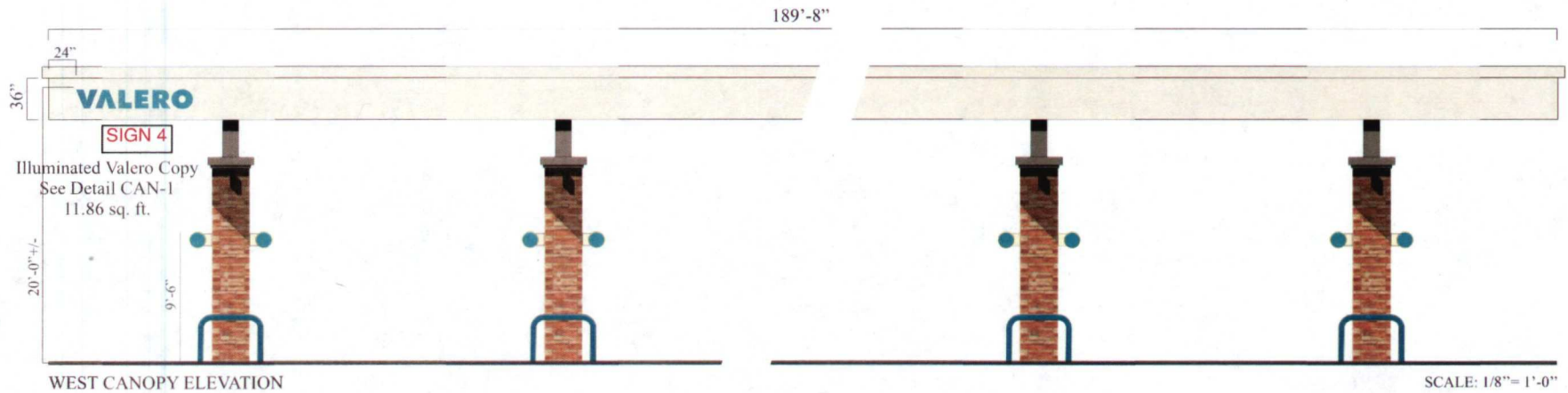
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03.01.16BA 04.18.16BA 04.29.16BA**

05.05.16GO 07.15.16BA

VALERO

#1642
7165 S. VAL VISTA DR.
GILBERT, AZ 85298



APPROVED

Administrative Design Review
Case Planner Initials: DR
Case # 2016-01-5
Date: 7/27/16

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SIGN AND PRINT FULL NAME

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DATE: 01.29.16BA

REV: 02.22.16BA 02.23.16BA 02.29.16BA
03.01.16BA 04.18.16BA 04.29.16BA

07.15.16BA

PAGE: 5 OF 6

VALERO

#1642
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SIGN 6 NEW ILLUMINATED CORNER STORE CHANNEL LETTERS

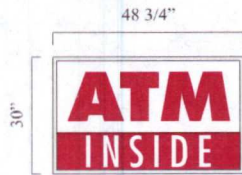
SIGN 5 NEW ILLUMINATED ATM S/F WALL SIGN

116'-8"



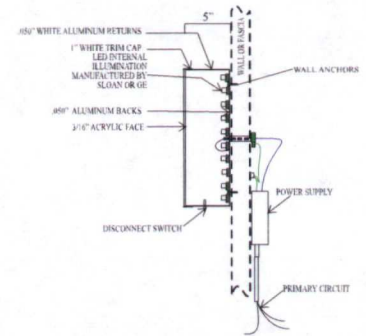
WEST BUILDING ELEVATION

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



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

SIGN 5 NEW ILLUMINATED ATM S/F WALL SIGN
10.15sq.ft.



SIGN 6 NEW ILLUMINATED CORNER STORE CHANNEL LETTERS
80.55

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

Sign Development Inc.
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APPROVED
Administrative Design Review
Case Planner Initials: AC
Case # DR16-015
Date: 7/27/16

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CUSTOMER APPROVAL

NO. PAGE: 6 OF 6

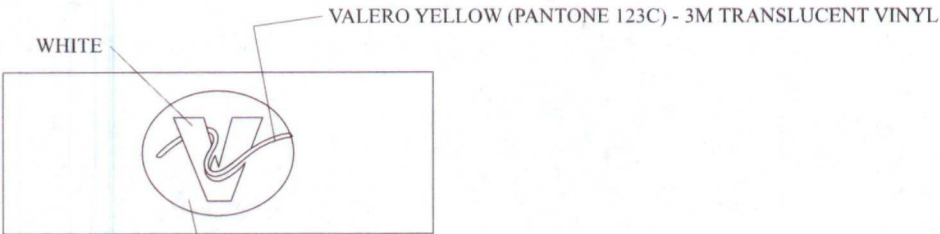
DATE: 01.29.16BA
REV: 02.22.16BA 02.23.16BA 02.29.16BA
03.01.16BA 04.18.16BA 04.29.16BA

VALERO #1642
7165 S. VAL VISTA DR.
GILBERT, AZ 85298

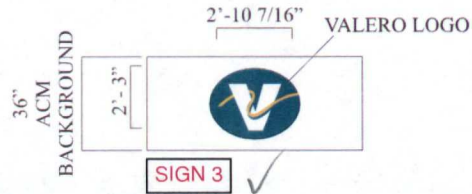
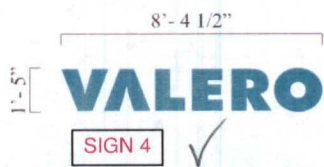
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DATE

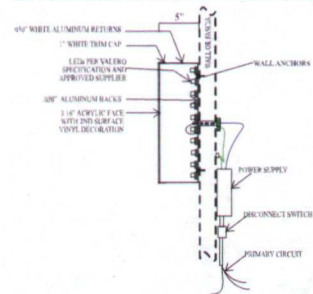
07.15.16BA



VALERO TEAL (PANTONE 315C) - 3M TRANSLUCENT VINYL



CHANNEL LETTER DETAILS - LED ILLUMINATION



SIDE VIEW

• VALERO LOGO

ACM FASCIA WITH ILLUMINATED CHANNEL LETTERS

CAN-1

APPROVED
 Administrative Design Review
 Case Planner Initials: *DL*
 Case # DL16-015
 Date: 7/27/16



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Upland, CA 91786 (909) 920-5535

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CUSTOMER APPROVAL

 SIGN AND PRINT FULL NAME

 DATE

NO.

DATE: 01.29.16BA

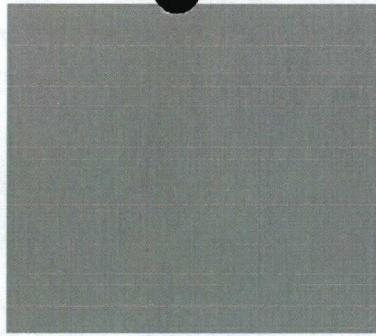
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07.15.16BA

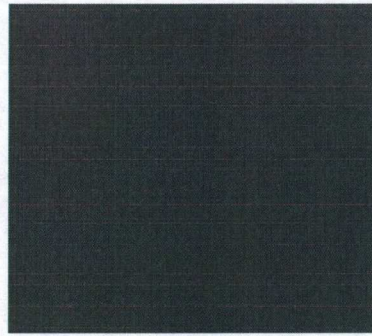
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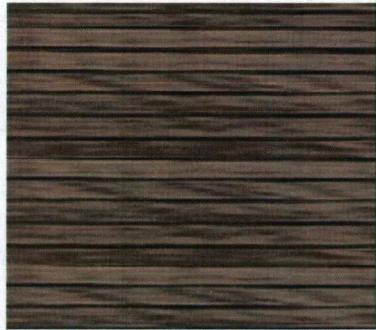
#1642
 7165 S. VAL VISTA DR.
 GILBERT, AZ 85298



FIBER CEMENT PANEL:
NICHIHA TUFF BLOCK SERIES:
SHERWIN WILLIAMS
"DORIAN GRAY SW7017"



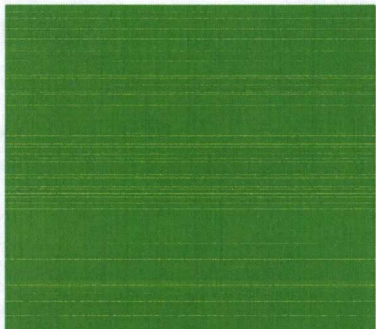
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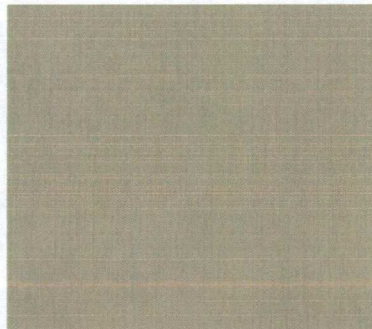
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NICHIHA VINTAGEWOOD
"CEDAR"



FIBER CEMENT PANEL:
NICHIHA KURASTONE
"LEDGESTONE BLUFF"



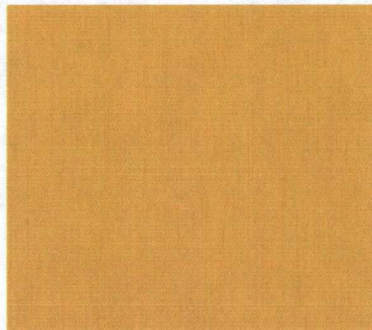
ACM PANEL
"CST GREEN 1"



ACM PANEL: FUEL CANOPY:
DUNN EDWARDS
DE 6192 "NOMADIC TAUPE"



ACM PANEL
"VALERO TEAL"



ACM PANEL
"SUN GLOW YELLOW"

APPROVED
Administrative Design Review
Case Planner Initials: *DE*
Case # *DR16-01-S*
Date: *7/27/16*

MATERIALS BOARD

CST CORNER STORE #1642
7165 SOUTH VAL VISTA DRIVE
GILBERT, ARIZONA 85298
N.E.C. OF VAL VISTA DRIVE AND RIGGS ROAD



DR16-01-S (15+)