



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

DATE: January 8, 2015

TO: BOARD OF ADJUSTMENT District #4

FROM: Tom Drzazgowski – Deputy Chief Zoning Inspector

SUBJECT: **Co10(4)14-18 LA POSADA AT PARK CENTRE INC – SOUTH PARK CENTRE DR.**
Scheduled for public hearing on January 13, 2015.

LOCATION:

The subject site is located in near Green Valley. The site is located near where Continental Rd. turns into Nogales Hy. The site consists of numerous parcels that combined make up the La Posada complex. The zoning on the property is CB-2 (General Business).

SURROUNDING ZONING / LAND USES:

North -	SAH	Town of Sahuarita
West -	RH	Rural
South -	SP	Specific Plan
East -	RH	Rural

PUBLIC COMMENT:

No public comment has been received on this case.

PREVIOUS CASES ON PROPERTY:

There are no previous Board of Adjustment cases on this property.

REQUEST:

The applicant requests the following variances:

1. To increase the maximum allowed square footage on a freestanding identification sign from 90 square feet to 140 square feet.
2. To permit two signs in the bufferyard.

TRANSPORTATION AND FLOOD CONTROL REPORT:

The Department of Transportation will not review this project. The Flood Control District will review this project as needed during the permit process.

BACKGROUND:

The property is large complex of apartments, assisted living centers, commercial retail uses and other uses that serve the retired and senior segment of the community. The property has been developed over many years and appears to be completely built out or nearing build out. The

entire complex consists of many buildings of varying sizes from detached residences to apartments and other high density residential structures. The entire site is well over 100 acres in size and is served by two access points.

RECOMMENDATION:

Staff recommends **APPROVAL** of the variance request. Staff believes some of the standards listed below are being met. The complex has over 1900 feet of street frontage along Continental Rd. and Nogales Hy. Staff believes that an increase in the size of sign are warranted. The design of the proposed sign is consistent with the area and will be a positive addition to the site. In addition, no public comments have been received by staff so it appears that the sign will not adversely affect the rights of surrounding property owners.

Standards that must be considered by a board of adjustment when considering a variance request include:

1. The strict application of the provision would work an unnecessary hardship;
2. The unnecessary hardship arises from a physical condition that is unusual or peculiar to the property and is not generally caused to other properties in the zone;
3. The unnecessary hardship does not arise from a condition created by an action of the owner of the property;
4. The variance is the minimum necessary to afford relief;
5. The variance does not allow a use which is not permitted in the zone by the Code;
6. The variance is not granted solely to increase economic return from the property;
7. The variance will not cause injury to or adversely affect the rights of surrounding property owners and residents;
8. The variance is in harmony with the general intent and purposes of the Code and the provision from which the variance is requested;
9. The variance does not violate State law or other provisions of Pima County ordinances;
10. The hardship must relate to some characteristic of the land for which the variance is requested, and must not be solely based on the needs of the owner;
11. If the variance is from a sign or advertising structure area limitation, no reasonable use of the property can be made unless the variance is granted;
12. If the variance is from a height limitation, no reasonable use of the property can be made unless the variance is granted.

Respectfully submitted,

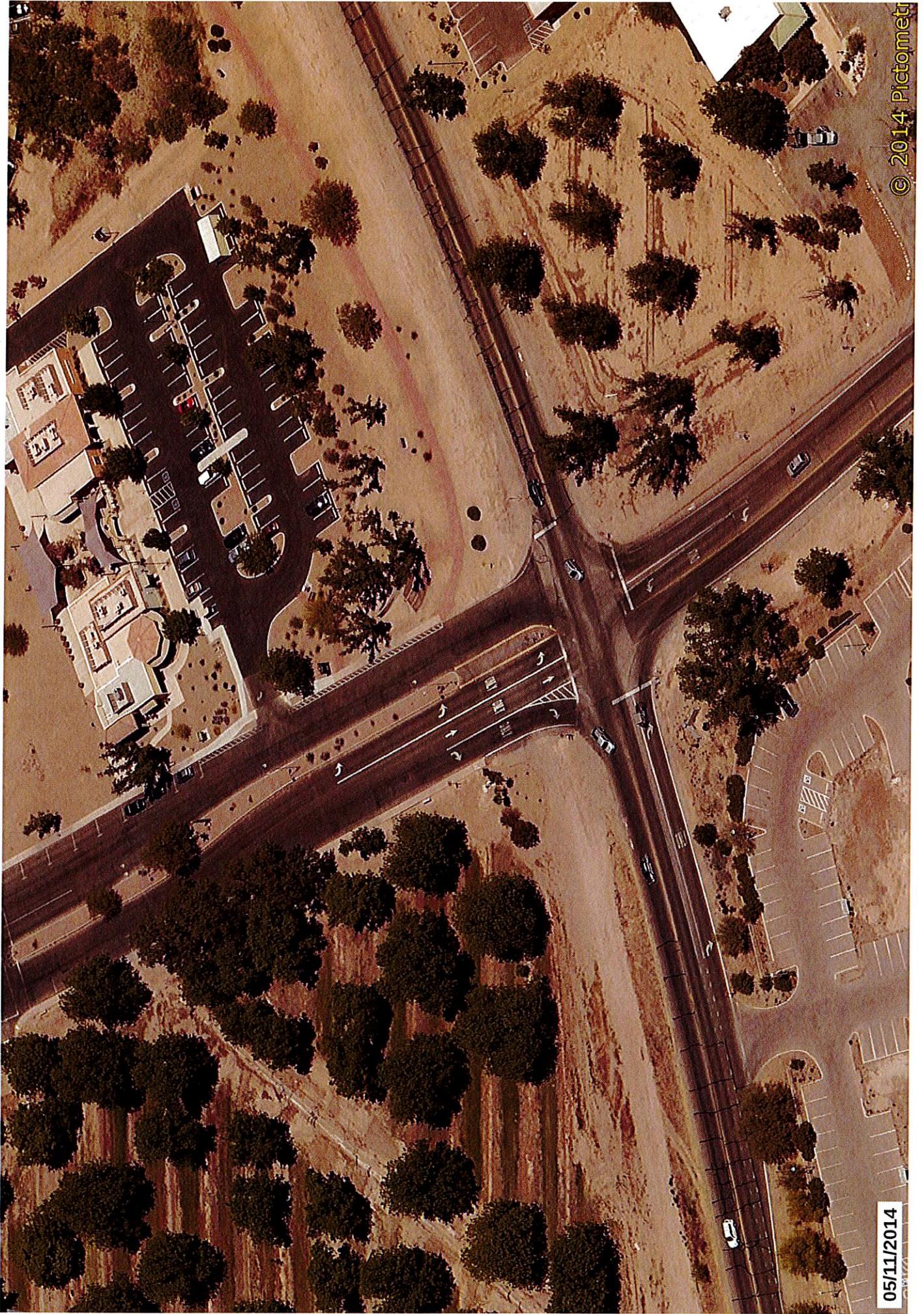


Tom Drzazgowski
Deputy Chief Zoning Inspector

Co10(4)14-18 LA POSADA AT PARK CENTRE INC – SOUTH PARK CENTRE DR. Westland Resources Inc, for the property owner, La Posada at Park Centre Inc., on the property located at 635 S. Park Centre Dr., in the CB-2 zone, requests the following variances;

1. **To increase the maximum allowed square footage on a freestanding identification sign from 90 square feet to 140 square feet.** Section 18.79.110E8 of the Pima County Zoning Code permits a maximum of 90 square feet.
2. **To permit two signs in the bufferyard.** Section 18.79.030E of the Pima County Zoning Code requires a sign placed in a bufferyard required by Section 18.73.040 (Landscaping, Buffering and Screening Standards) shall be approved by the design review committee as compatible in materials and size with the landscaped area.





05/11/2014

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05/12/2014



Pima County Development Services – Planning Division

Variance Application

Revised 11/2007

(Please print or type) **NO PENCIL**

Property Owner: LA POSADA at Park Centre, Inc. Phone: 520-648-7910

Owner's Mailing Address: 350 E. Morningside Rd. City: Green Valley, AZ
Zip: 85614

Authorized Representative: RICK SCHONFELD Phone: 520-200-9585

Rep's Mailing Address: 4001 E. Paradise Falls Dr. City: TUCSON Zip: 85712

Property Address: Park Center Ave. / Continental Rd. Green Valley City: Green Valley Zip: 85614

Tax Code Number(s): 80 0B2 8160 Zone: CB-2

Does the subject parcel have an active building or zoning code violation?

NO

Owner or Applicant's Email Address: rschonfeld@westlandresources.com

I, the undersigned, swear that all the facts in this application are true to the best of my knowledge, that I will appear in person at public hearing to present the request, that I have read and understood the board of adjustment guidelines and procedure for granting a variance, and that I am able and intend to apply for all necessary county permits for construction and use of the property within nine months of receiving an approval of my variance request.

Signature: [Signature]

Date: 12/8/14

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

***** **FOR OFFICE USE** *****

ONLY*****

Case Title: La Posada at Park Centre - S La Posada Circle Co10(4) 14 - 18
OWNER'S NAME - STREET NAME (EX. JONES - E. SPEEDWAY BOULEVARD)

requests a variance(s) to Section(s) _____ of the Pima County Zoning Code which requires _____

REC'D AT DEVELOPMENT SERVICES - PLANNING DIVISION BY MH DATE 12 / 8 / 2014



December 8, 2014

Pima County Development Services
Board of Adjustment District 4
201 N. Stone Avenue
2nd Floor, Planning Division
Tucson, Arizona 85701

**RE: VARIANCE REQUEST - ENTRY MONUMENTATION AT LA POSADA GREEN VALLEY
WESTLAND PROJECT NO. 1866.02**

Dear Board of Adjustment District 4 Board Members:

WestLand Resources, Inc., representing La Posada at Park Centre, Inc., is requesting two variances relating to the design and construction of proposed new entry monumentation at the two existing entry drives into the La Posada assisted living development in Green Valley.

The variance requests are for:

1. A reduced setback from the Continental Road right of way for new entry monumentation walls
2. A larger sign square footage area for the letters and logo at the main entry monument

There is an existing entry monument wall and signage at the main entry that was constructed in 1987 as part of the original phase of development (see enclosed photos and plan view). This monument wall comes up to within 7' of the Continental Road right-of-way line (ROW). The ROW is 100' away from the edge of Continental Road. Continental Road is not curbed and the elevation of the proposed new main entry monumentation is 3' below the elevation of Continental Road.

Current Pima County code requirements call for any new structures to be 20' back of the ROW. A setback of this distance would make construction of new monumentation at either entrance physically impossible due to existing constraints of parking, walkways, and drainage features. The effectiveness of new entry monumentation and signage at that distance from the road would be less than the existing monumentation.

Current Pima County sign code limits the square footage of new signage in this case to 90 square feet.

The distance of the development from Continental Road / S. Old Nogales Highway makes identification of the development and location of entry roads difficult for motorists. La Posada would like to construct new entry monumentation at the main entry and a new, small, directional monument at the secondary entry to update the project look, identify the main entry location, and aid motorist way finding.

We are requesting that the two new proposed entry monumentations be allowed to be constructed 1' behind the existing ROW line at their closest points. We also request that the square footage of the signage letters and logo at the main entry monument be allowed to be no greater than 140 square feet.

Board of Adjustment District 4
December 8, 2014
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We do not believe either of these requested variances will negatively impact any other property owners near the development.

Enclosed with this application are plans that depict the overall development location and zoning, the locations of the proposed monuments, and illustrative blow ups of each monument location with dimensions,

Graphic plans and elevations of the proposed monuments and photographs of the existing conditions at each entry drive have also been provided. Ten copies of 11'X17' plans have been provided

Thank you for your time and consideration.

Respectfully,
WestLand Resources, Inc.

A handwritten signature in dark ink, appearing to read "Rick Schonfeld", with a long, sweeping underline.

Rick Schonfeld
Manager Landscape Architecture Group

RWS:btb
Enclosures:

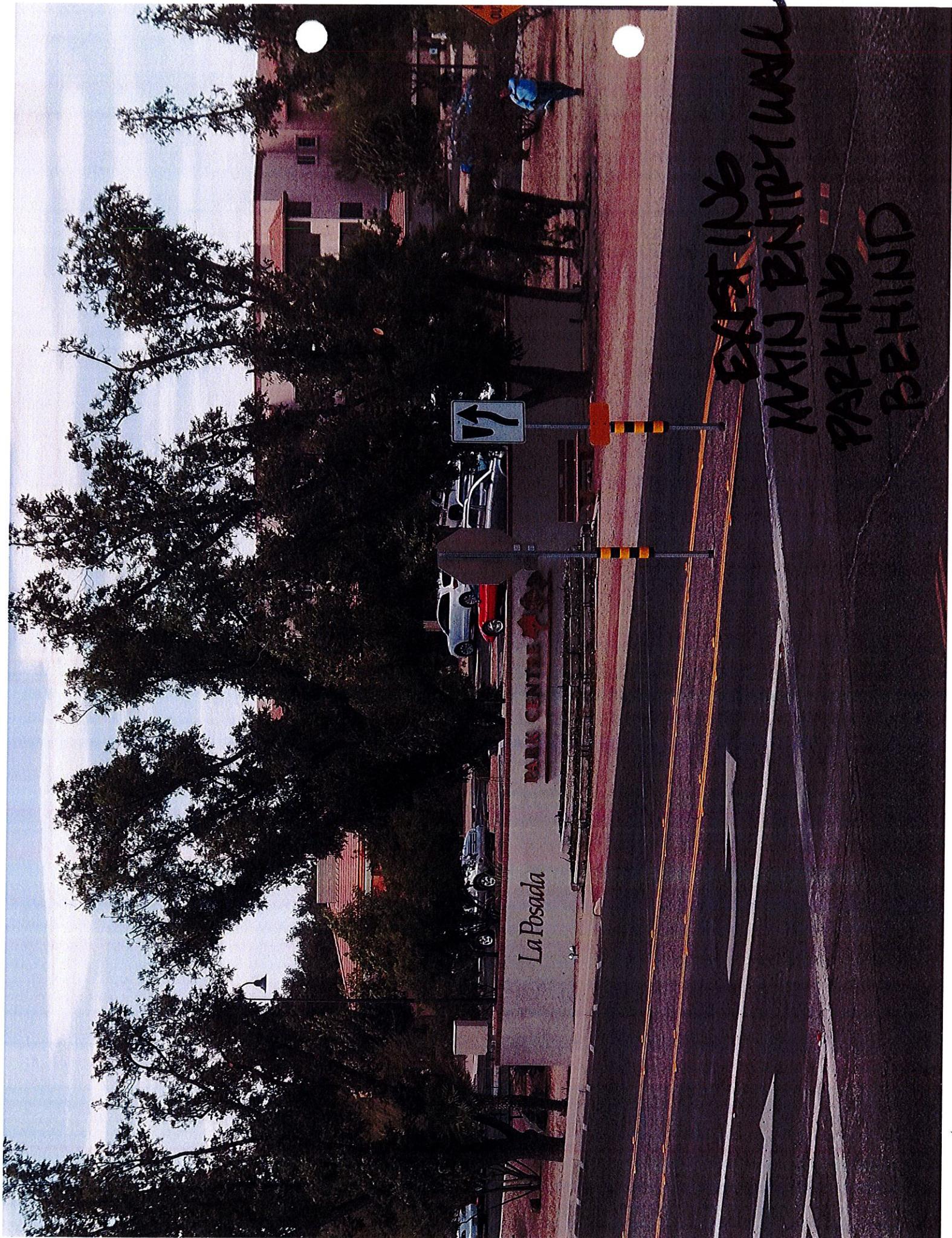


EXISTING
MAIN
DRAIN

NO
OUTLET

LEFT
TURN

La Bodega



EXISTING
MAIN ENTRY WALL
PARKING
BEHIND

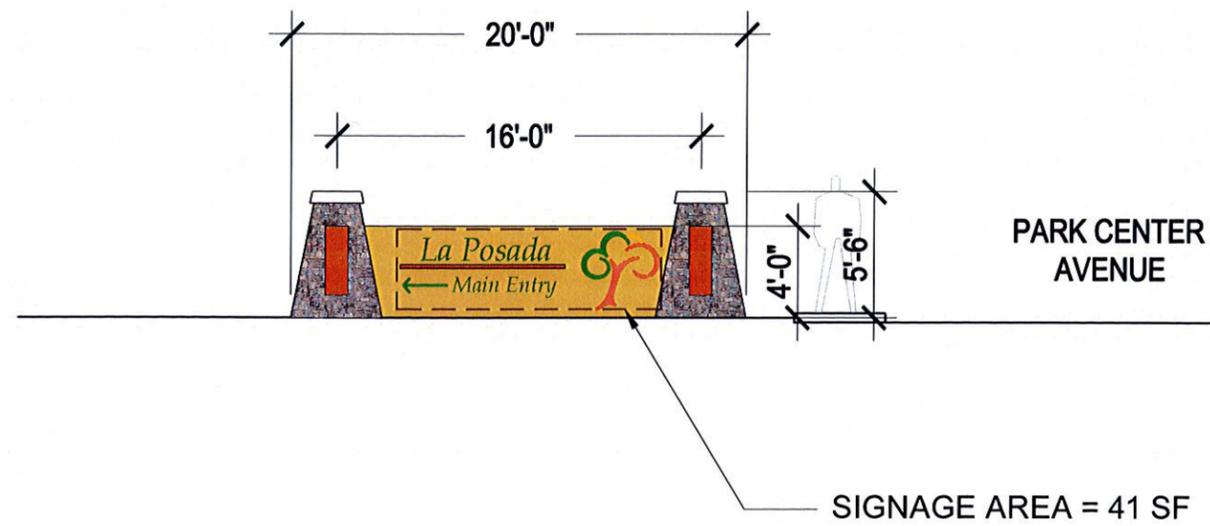
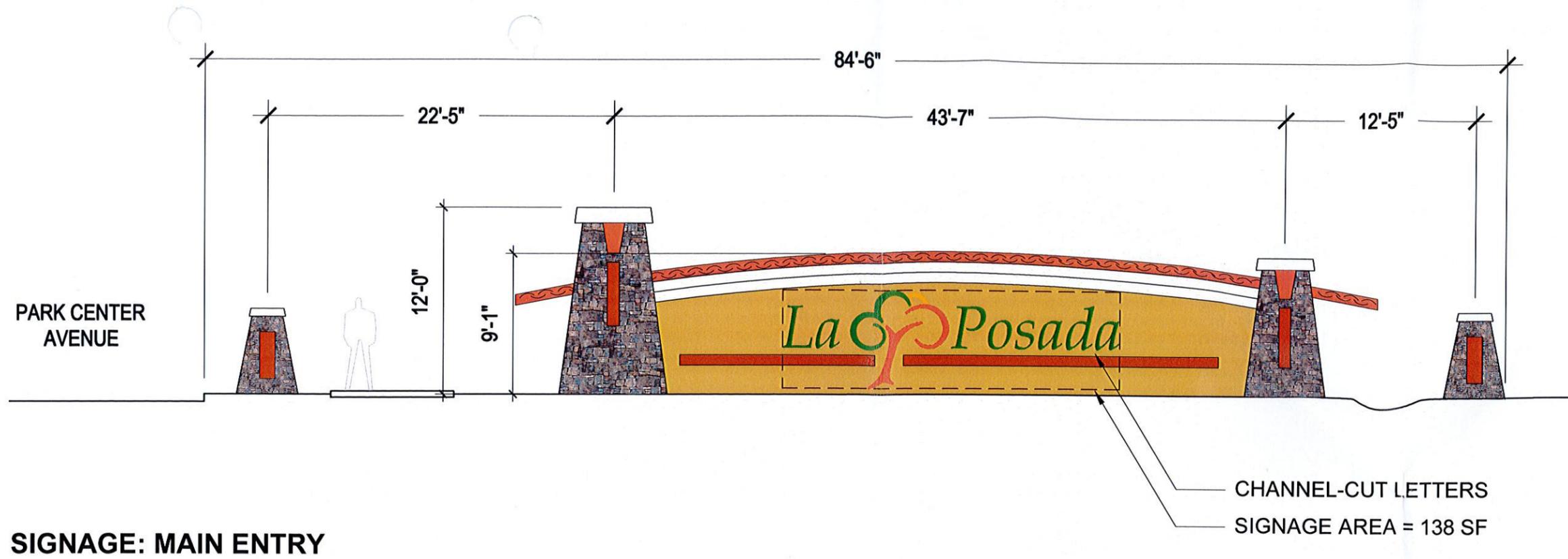
La Posada

PARK CENTRE

Y

EXISTING MAIN
ENTRANCE WALL





LA POSADA ENTRY MONUMENT
Elevation (unfolded)
 SCALE: 1/8" = 1'-0"
 DECEMBER 8, 2014

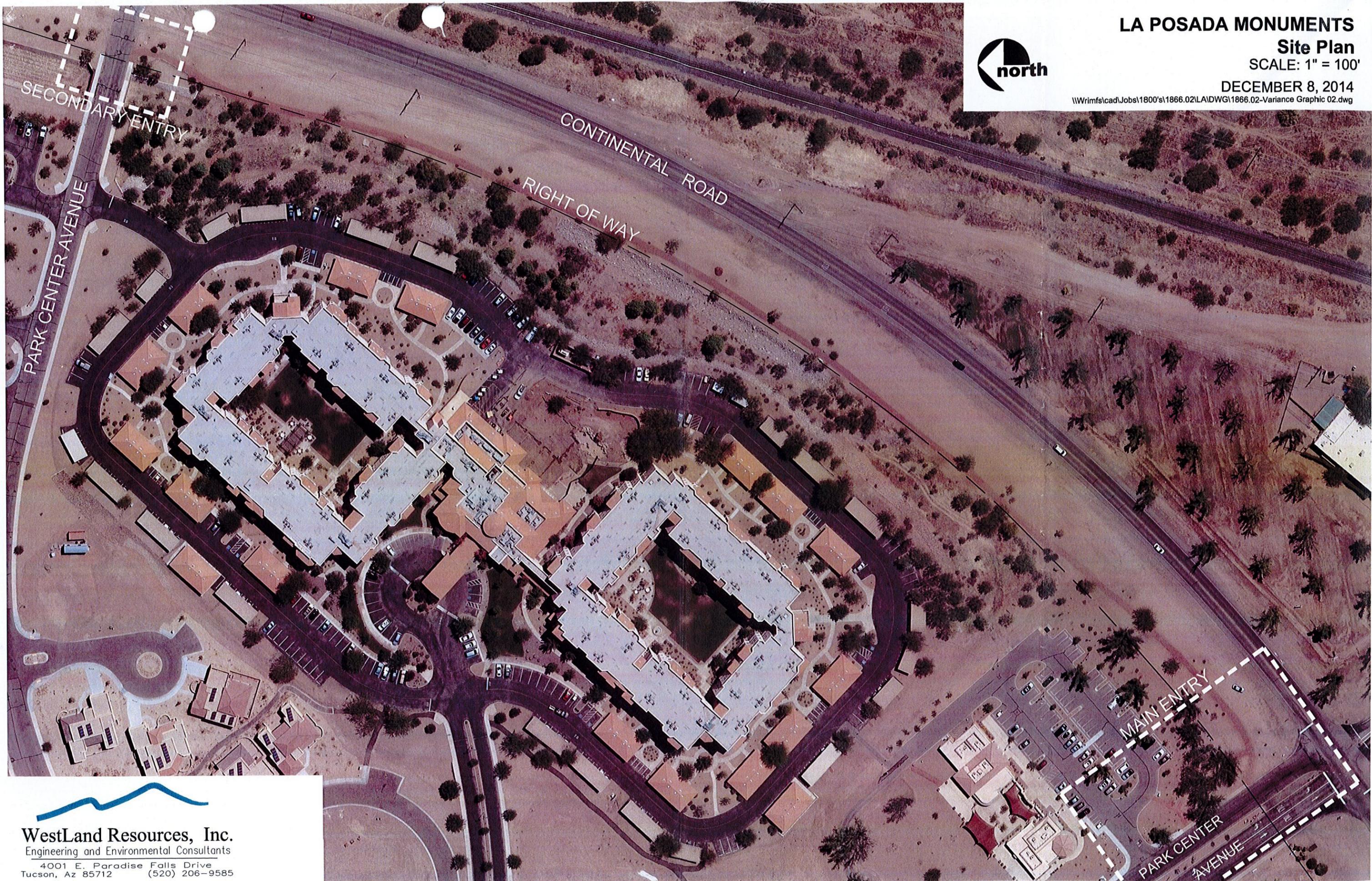
LA POSADA MONUMENTS

Site Plan

SCALE: 1" = 100'

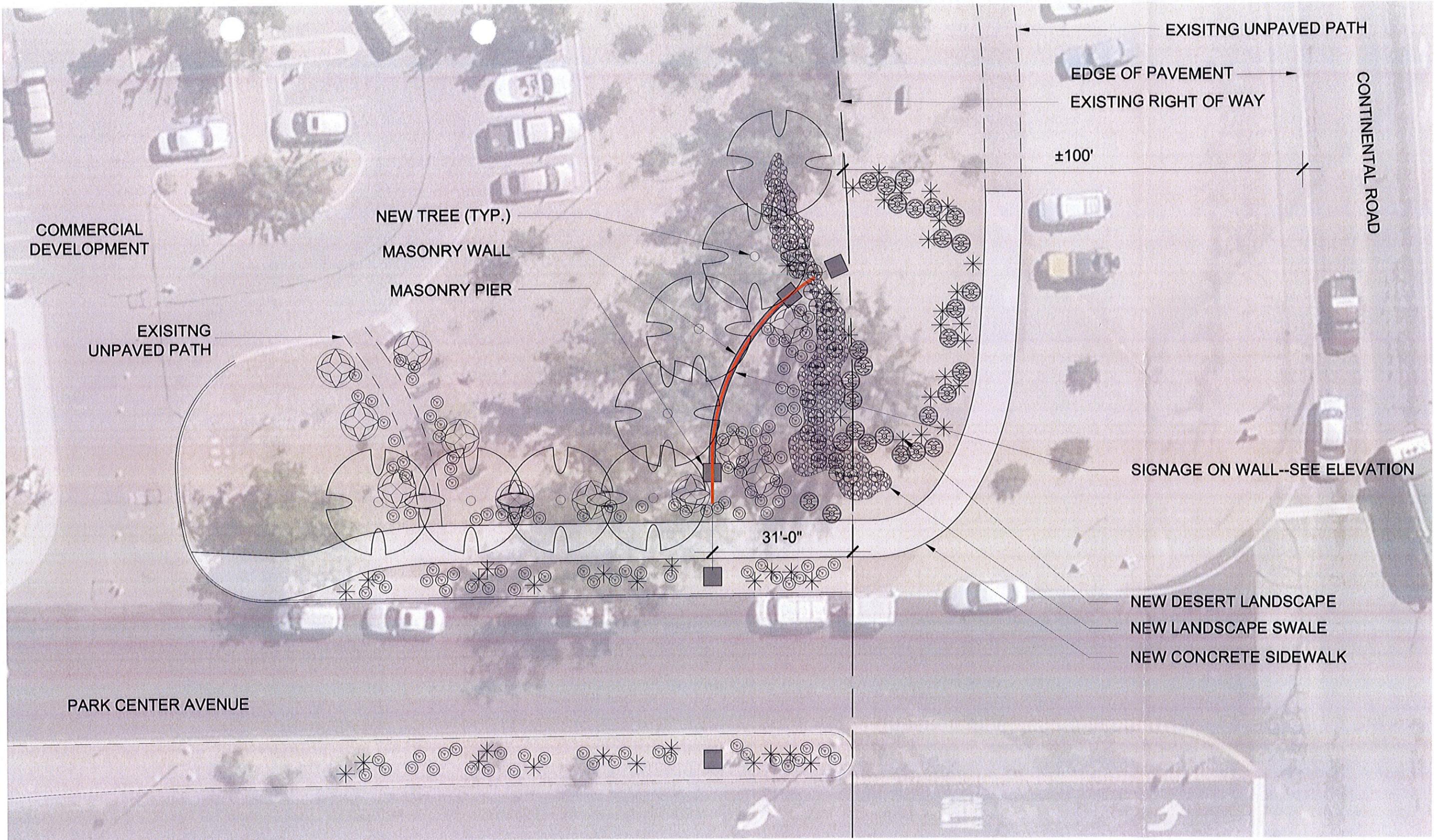
DECEMBER 8, 2014

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WestLand Resources, Inc.
Engineering and Environmental Consultants
4001 E. Paradise Falls Drive
Tucson, Az 85712 (520) 206-9585





LA POSADA MAIN ENTRY MONUMENT

Plan View

SCALE: 1" = 20'

DECEMBER 8, 2014

