

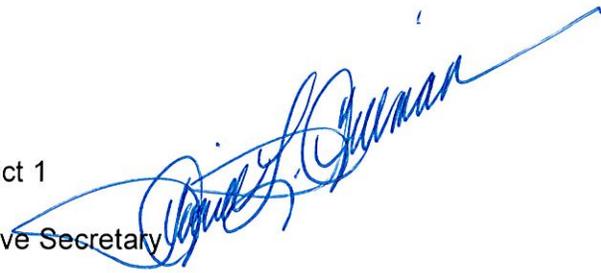
PIMA COUNTY

DEVELOPMENT SERVICES

MEMORANDUM

DATE: January 22, 2015

TO: BOARD OF ADJUSTMENT, District 1

FROM: Terrill L. Tillman, Assistant Executive Secretary 

SUBJECT: **Co10(1)15-01 GRI RIVER CENTER, LLC – EAST RIVER ROAD**
Scheduled for public hearing on February 2, 2015

LOCATION:

The subject property is located at the northeast corner of Craycroft Road and River Road. The property is zoned CB-1 (General Business) zone.

SURROUNDING ZONING / LAND USES:

North	CR-1	Subdivision Common Area/Developed Residential
South	PAD	City of Tucson
East	CB-1	Assisted Living Home/Child Day Care Facility
West	TR	Undeveloped-Planned for Office uses

PUBLIC COMMENT:

To date, no public comments have been received.

PREVIOUS CASES ON PROPERTY:

There have been two previous Board of Adjustment cases on this property. On December 4, 2006 by case Co10(1)06-40, the Board of Adjustment District #1 rendered the following decisions on the requested variances:

1. To increase the height of an existing southeast freestanding identification sign to 9'-6". The Board approved the request.
2. To increase the height of an existing northwest freestanding identification sign to 9'-6". The Board approved the request.
3. To allow an additional proposed development complex identification sign to be located at a location other than a vehicular access point. The Board approved the request.
4. To allow six tenant panels on a proposed freestanding identification sign. The Board approved the request with a condition: One of the six tenant panels shall be dedicated to the Pima County Library as long as they are a tenant, after which, the panel may be used for any tenant in the complex.
5. To allow 144 square feet of sign area on a freestanding identification sign. The Board approved the request.
6. To allow sign copy on a freestanding identification sign to have a non-uniform background. The Board denied the request.

7. To allow a proposed freestanding identification sign within a required landscape bufferyard.
The Board approved the request.

A second Board of Adjustment case Co10(1)07-08 was heard on March 5, 2007 in which the Board denied the requested variance to allow a roof sign.

REQUEST:

The applicant requests a variance to increase the height of freestanding identification signs to 14 feet. Section 18.79.110E of the Pima County Zoning Code allows a maximum height of 8 feet.

TRANSPORTATION AND FLOOD CONTROL REPORT:

Transportation and Flood Control will review this proposed sign at the time of permitting.

BACKGROUND:

The subject property is approximately 15.02 acres and zoned CB-1. The subject property was rezoned (Co9-72-113) in 1972 from the SR (Suburban Ranch) zone to the CB-1 (Local Business) zone. A Development Plan (Co12-85-111) for the River Center development was approved in 1987. The project was built out in conformance with the approved development plan with permits beginning in 1987. Phase two of the River Center (revised, approved development plan P1201-125) was built in 2003. The center contains a grocery anchor, a drug store, library, pet store, restaurants, and limited services.

This variance request addresses an increase in height to the *three freestanding development complex identification signs*. There are two permitted, existing freestanding development complex identification signs at both entry ways adjacent to both River Road and Craycroft Road, and one permitted, existing freestanding development complex identification sign located at the northeast corner of the development. The proposed signage will replace the existing signage located at the northeast corner of Craycroft Road and River Road will have a maximum height of 12 feet. The *two freestanding development complex identification signs* located at each entry way along the frontage of River Road and Craycroft Road are proposed with a maximum height of 14 feet and will also replace the existing signage.

The Pima County Zoning Code allows for freestanding development complex identification signs when a business has a frontage greater than 500 feet. The signs may not exceed 50 square feet and have a maximum height of 8 feet with a 10 foot front and side yard setback. The existing signage under the variance approval is allowed to have a maximum square footage of 144 square feet with six tenant panels on a uniform background, to be located within a bufferyard, and to allow a freestanding identification sign located other than at a vehicular entry way. If the variance is approved, the applicant will remove and replace the existing signs in accordance with the previously approved variance, but will increase the height of the signs from 9 feet 6 inches to 14 feet at the entry ways and to 12 feet at the corner of the development. The requested increase in height for the signage is based upon the topographical features of the property. The edge of the pavement and sidewalks are at an elevation approximately 4-8 feet lower than the property preventing adequate visual identification of the availability of services. As such, the signage is difficult to see until a driver is upon the location of the driveway creating hazardous driving conditions to access the site. The increase in height allows for exposure of all the tenant panels that are contained within the signage.

Staff supports these requests due to the need to clearly identify the provision of services to vehicles traveling along the major corridor. The increase in height allows visibility for co-located businesses to have adequate exposure of services offered at the site.

RECOMMENDATION:

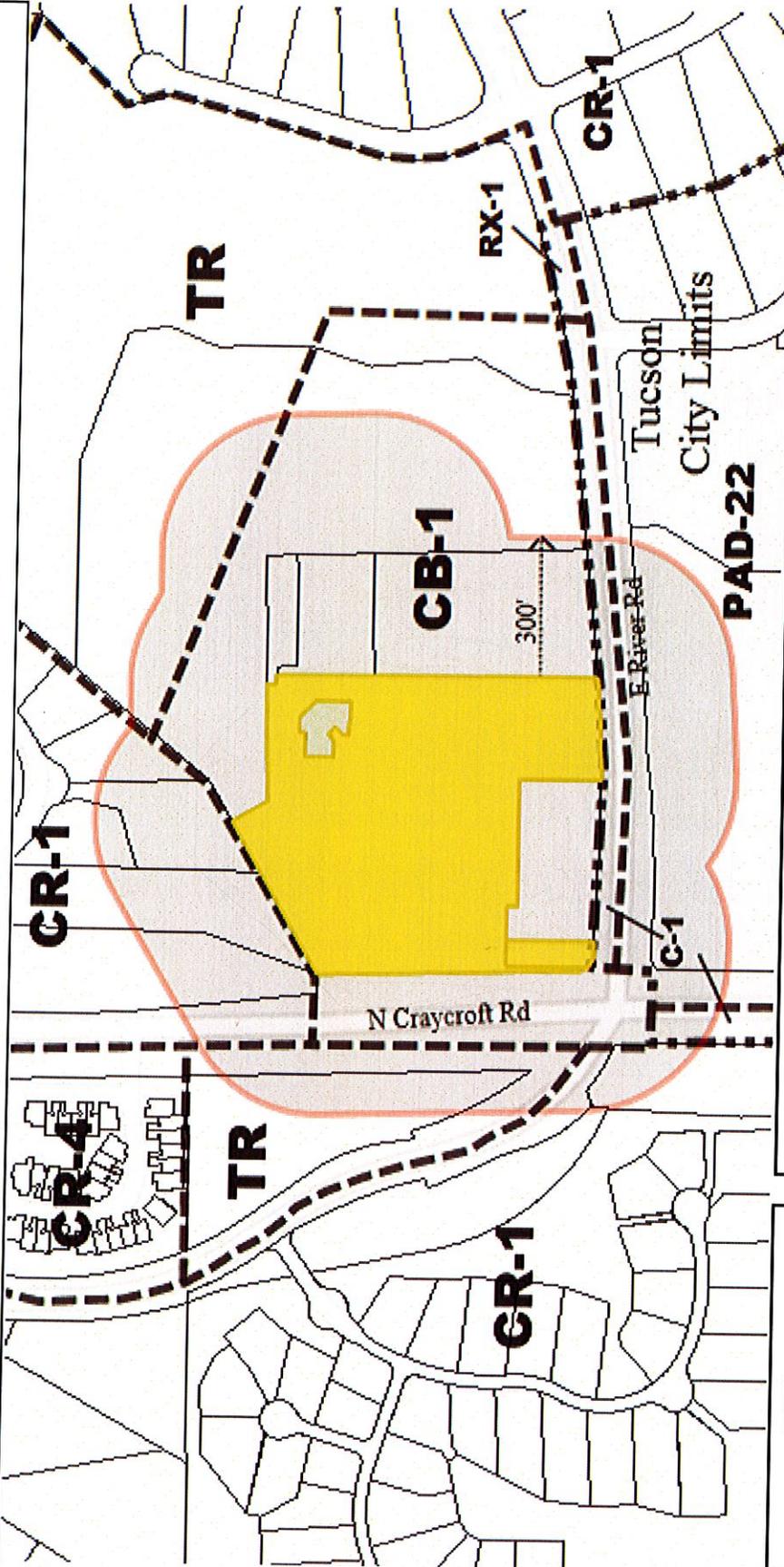
Staff recommends **APPROVAL** of the variance request. The increased height for the proposed freestanding development complex identification signs arises from a physical condition of the property and is related to a characteristic of the land, not solely based upon the needs of the owner.

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.

NOTIFICATION MAP

GRI RIVER CENTER LLC—E. RIVER ROAD



1/8/2015

NOTES

File no.:	Co10(1)15-01	Tax Code(s):	109-22-134N; -134S
Application:	Variance	Base Map:	25
		Drafter:	A.H.

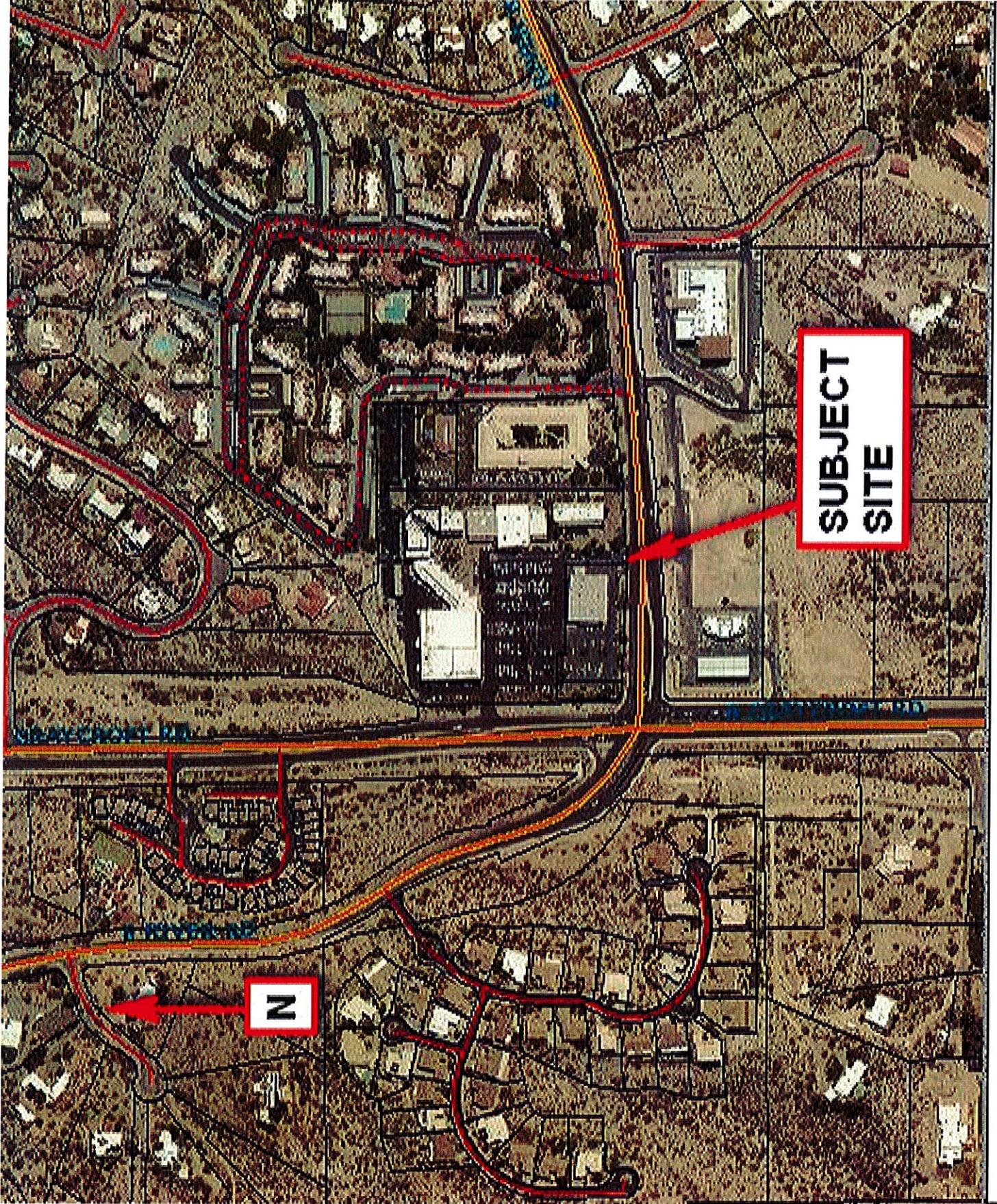
LEGEND



Petition Area

Notification Area





Co10(1)15-01 GRI River Center, LLC - East River Road Variance Request

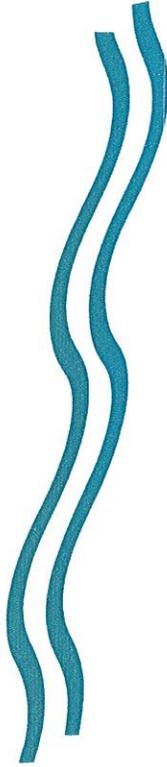
LOCATION: 5605 E. RIVER ROAD

REQUEST

- 1) TO INCREASE THE HEIGHT OF ONE (1) FREESTANDING SIGN FROM 8 FEET TO 12 FEET.
- 2) TO INCREASE THE HEIGHT OF TWO (2) FREESTANDING SIGNS FROM 8 FEET TO 14 FEET.

Section 18.79.110.E.8.f.1.b of the Pima County Code limits height of freestanding identification signs in a development to 8 feet.

RIVER CENTER



INDEX

1	COVER PAGE
2	SIGN INFO
3	SIGN INFO
4	SITE PLAN

FILE NAME: 10424[PER] RIVER CENTER - R1
 JOB NAME: RIVER CENTER
 JOB ADDRESS: 5605 E. RIVER RD.
 CITY: TUCSON
 SUITE: N/A
 ZIP: 85750



3808 E. 38TH STREET
 TUCSON, ARIZONA 85713
520.748.1540
520.571.9120 Fax

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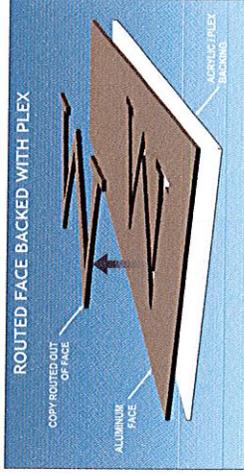
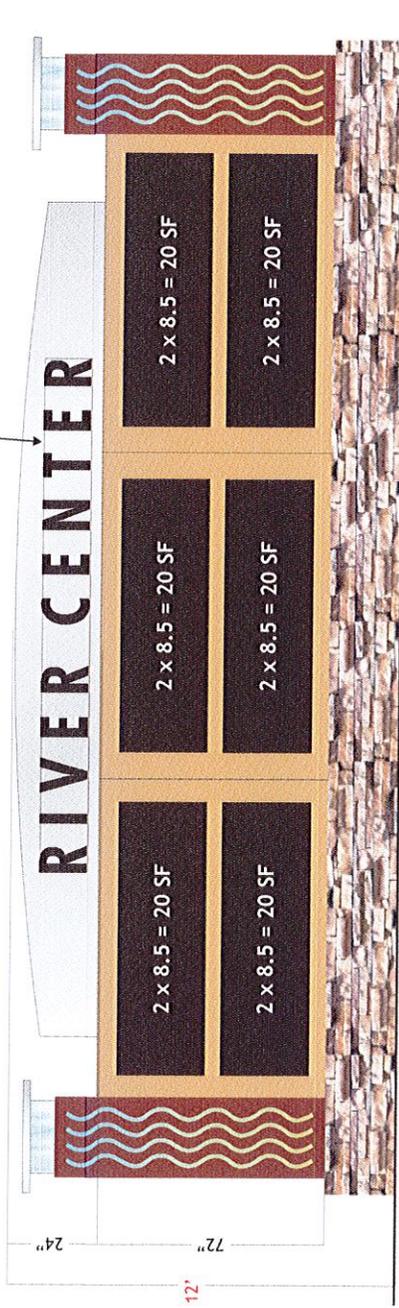
VARIANCE

SCALE 1/4"=1'-0"



144 TOTAL SIGN AREA

1.5 x 16 = 24 SF



FABRICATE AND INSTALL ONE(1) NEW MONUMENT SIGN FOR THE CORNER OF RIVER AND CRAYCROFT.

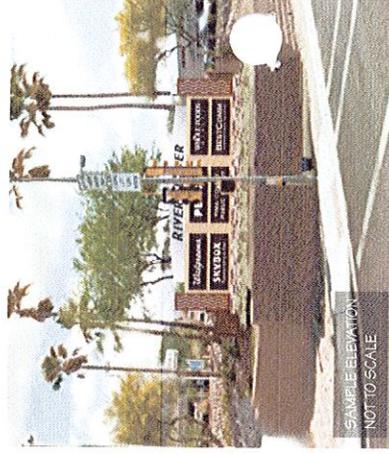
- "RIVER CENTER" RPC LETTERS: LETTERS: 3" DEEP ALUMINUM CONSTRUCTION. HALO LIGHTING: WHITE LEDS 4" ON CENTER. FACE AND RETURNS: TO MATCH "OLD COPPER"
- CABINET: ALUMINUM CONSTRUCTION. TEXTCOTE FINISH, PAINT TO MATCH "TAOS SAND BEIGE"
- TENANT PANELS: .090 ALUMINUM WITH 3" DEEP RETURNS. ROUTED BACKED WITH WHITE PLEX. LED LIGHTING. PANEL COLOR TO MATCH "OLD COPPER"
- COLUMNS: .090 ALUMINUM ROUTED AND BACKED WITH WHITE PLEX. COLOR CHANGING LED LIGHTING FOR SQUIGGLES AND WHITE LED LIGHTING FOR TOP. PAINTED TO MATCH "RUST FINISH".

EXISTING SIGN
8 ft height
144 SF

366 SF TOTAL SIGN AREA



EXISTING SIGN
220 SF
TO BE REMOVED



SAMPLE ELEVATION
NOT TO SCALE

FILE NAME: 10424[PER] RIVER CENTER - R1
JOB NAME: RIVER CENTER
JOB ADDRESS: 5605 E. RIVER RD.
CITY: TUCSON
SUITE: N/A
ZIP: 85750

3808 E. 38TH STREET
TUCSON, ARIZONA 85713
520.748.1540
520.571.9120 Fax

ACCEPT DATE: _____ BUYER SIGNATURE: _____ ADDISIGNS: _____ SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____

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... SUBJECT TO FINAL REVIEW BY THE LOCAL OFFICIALS FOR SIGN CODE COMPLIANCE. ...

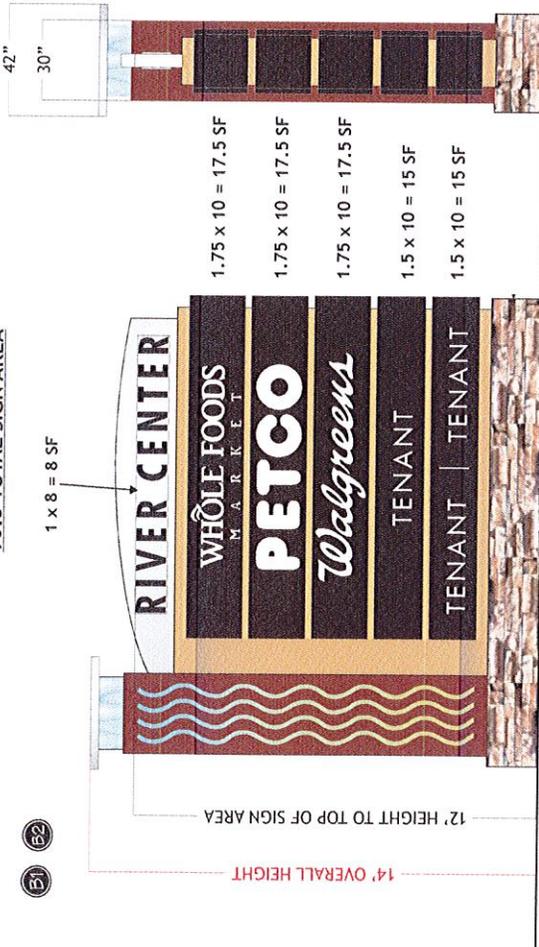
VARIANCE

SCALE 1/4"=1'-0"



90.5 TOTAL SIGN AREA

1 x 8 = 8 SF



1.75 x 10 = 17.5 SF

1.75 x 10 = 17.5 SF

1.75 x 10 = 17.5 SF

1.5 x 10 = 15 SF

1.5 x 10 = 15 SF

FABRICATE AND INSTALL TWO (2) NEW TENANT ROAD SIGNS

"RIVER CENTER" .090 ROUTED BRUSHED ALUMINUM WITH WHITE PUSH THROUGH LETTERS. LETTERS TO HAVE BLACK VINYL APPLIED TO FACES.

LIGHTING: BACK LIT WITH WHITE LEDS.

TENANT PANELS: .090 ALUMINUM WITH 2" DEEP RETURNS. ROUTED AND BACKED WITH WHITE PLEX. PAINTED TO MATCH "OLD COPPER"

LIGHTING: WHITE LEDS.

CABINET: .090 ALUMINUM CONSTRUCTION WITH TEXCOTE FINISH PAINTED TO MATCH "TAOS SAND BEIGE"

COLUMN: .090 ALUMINUM CONSTRUCTION, ROUTED AND BACKED WITH WHITE PLEX. PAINTED TO MATCH "RUST FINISH". LIGHTED WITH COLOR CHANGING LEDS.

"THANK YOU" PANEL: TO BE ROUTED FCO E-PANEL BACKED WITH WHITE PLEX. WHITE LED LIGHTING.

91.5 SF TOTAL SIGN AREA



2.5 x 11 = 27.5 SF

2 x 8 = 16 SF

2 x 5 = 10 SF

2.25 x 8 = 18 SF

2.5 x 8 = 20 SF

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CITY: TUCSON

SUITE: N/A

ZIP: 85750



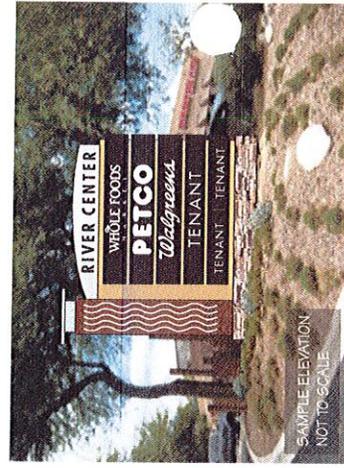
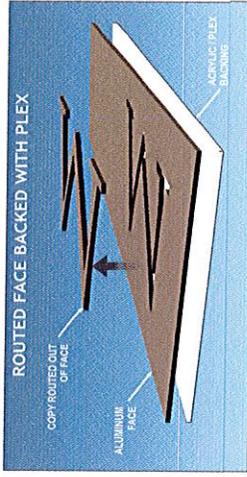
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1. SUBJECT TO FINAL REVIEW BY CITY ENGINEERS FOR SIGN CODE COMPLIANCE. 2. DUE TO THE TECHNOLOGY USED, COLORS MAY VARY FROM COLOR. CALL OUR OFFICE FOR MOST ACCURATE REPRESENTATION.

River Center variance request 12-29-14

River Center represented by Addisigns, on property 5605 E. River Rd., requests a variances to increase the height of one(1) freestanding sign from 8 feet to 12 feet and to increase the height of two(2) freestanding signs from 8 feet to 14 feet. Under existing variance the signs are 9'-6" in height. Section 18.79.110.E.8.f.l.b of the Pima County Sign Code limits the height of a freestanding identification signs in a development to 8 feet.

Variance request for the increase of the height of the freestanding sign will help with better identification of the individual tenants on the sign. The bottom tenants are difficult to identify from River Road and Craycroft Road because of the elevation of the property. The property is much higher up and makes it very difficult to see the bottom tenants because of this grade difference. The Height increase will allow for better visibility and help the flow of traffic to the center.

Existing Conditions onsite:

The Corner signs will be combined into one sign on the property. The "River Center" sign in the right-of-way will be removed and the existing sign above will be replaced with a new sign. The new sign will stay at the 144 square feet which was approved under the original variance.

The signs at each entrance are adding architectural features with the "River Column" structure. This pushes the height of the signs to 14 feet. The existing signs are 9'-6" in height under existing variance. The height to the top of the actual sign area of will be 12 feet. This would increase the heigh by 2'-6".

This will create continuity with signage and renovation and repainting of the Center. The design package allows for a consistent layout for all signs, in both construction and the visual appearance for the tenant panels. This improves the look and ongoing maintenance of the Center.



Variance Application
Revised 12/2013

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

Property Owner: GRI River Center LLC Phone: _____

Owner's Mailing Address: 4350 E. West Hwy #400 City: Bethesda, MD Zip: 20814

Authorized Representative: Addisigns Phone: 520-748-1540

Rep's Mailing Address: 3808 E. 38th St. City: Tucson Zip: 85713

Property Address: 5601 5405 E. River Rd. City: Tucson Zip: 85750

Tax Code Number(s): 109 - 22 - 1344 Zone: CP-1

Does the subject parcel have an active building or zoning code violation? NO

Owner or Applicant's Email Address: aj@addisigns.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: A.J. [Signature] Date: 12/29/14

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

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

Case Title: GRI River Center LLC - E River Road Co10(1)15-01
OWNER'S NAME - STREET NAME (EX. JONES- E. SPEEDWAY BOULEVARD)

requests a variance(s) to Section(s) 18.79.110ECC of the Pima County Zoning Code which requires restricts the height of freestanding identification sign on street frontage below 300' to 10 feet. 2) To allow a 3rd freestanding sign -
restricts to no more than 2

REC'D AT DEVELOPMENT SERVICES - PLANNING DIVISION BY [Signature] DATE 1 / 7 / 15