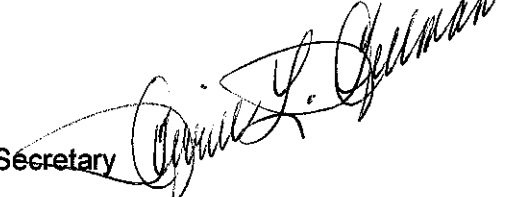




PIMA COUNTY
DEVELOPMENT SERVICES

DATE: November 24, 2015
TO: BOARD OF ADJUSTMENT, District 1
FROM: Terrill L. Tillman, Assistant Executive Secretary 
SUBJECT: **P15VA00032 LA PALOMA CORPORATE CENTER, LLC – EAST SUNRISE DRIVE**
Scheduled for public hearing on December 7, 2015

LOCATION:

The subject property is located approximately 700 feet south of Skyline Drive on the north side of Sunrise Drive. The property is zoned TR (Transitional).

SURROUNDING ZONING / LAND USES:

North	CR-4	La Paloma Residential Condominiums
South	CR-4	La Paloma Golf Course
East	CR-1	La Paloma Golf Course
West	CB-1	State Owned Vacant Land

PUBLIC COMMENT:

To date, no public comments have been received.

PREVIOUS CASES ON PROPERTY:

There has been a previous Board of Adjustment case Co10(1)-83-32 on this property reducing the required parking spaces from 518 spaces to 461 spaces approved on December 23, 1983.

REQUEST:

The applicant requests the following variances:

1. **To increase the height of a freestanding identification sign to 9 feet.** Section 18.79.110E.8.b of the Pima County Zoning Code allows a maximum height of 8 feet.
2. **To allow a freestanding identification sign to contain up to six businesses.** Section 18.79.110E.8.e of the Pima County Zoning Code limits the sign copy to the complex name and up to three businesses.
3. **To reduce the front yard setback to 0 feet for a freestanding identification sign.** Section 18.79.110E.8.b of the Pima County Zoning Code requires a minimum 10 foot front yard setback.

TRANSPORTATION AND FLOOD CONTROL REPORT:

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

BACKGROUND:

The subject site is approximately 4.98 acres in size and is zoned TR. The subject property was developed by an approved development plan (Co12-84-56) for La Paloma Office Park, Buildings



PIMA COUNTY

DEVELOPMENT SERVICES

A-C in the early 1980's. Subsequent expansion of the site occurred in 1993 with the addition of covered parking. The project was built in conformance with the approved development plan.

This variance request addresses an increase in height, number of businesses, and to reduce the front yard setback for the proposed *freestanding identification sign* to be located at the westernmost driveway entry of the property abutting the north side of Sunrise Drive. The proposed freestanding identification sign will contain illuminated sign copy on both sides of the sign. The maximum height of the proposed sign is 9 feet, with 40 square feet of sign copy containing up to six business names. There is one, permitted, freestanding identification sign located at the east entry of the office complex that simply identifies the name of the complex and contains no tenant identification. The Pima County Zoning Code allows for up to two freestanding identification signs located at each entry when a business complex 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 yard setback. Sunrise Drive is classified as a Major Street and Scenic Route (MSSR) according to the Major Streets and Routes Plans. The proposed sign will meet both the color and monument style requirements of the MSSR and be located 20-feet from the curb along the existing pavement.

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

RECOMMENDATION:

Staff recommends **APPROVAL** of variance requests 1, 2, and 3. The increased height, six business names, and reduction in the front yard setback for the proposed freestanding identification sign is in harmony with the intent and purposes of the Code and does not appear to adversely affect the rights of surrounding property owners and residents as evidenced by the lack of public comment.

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

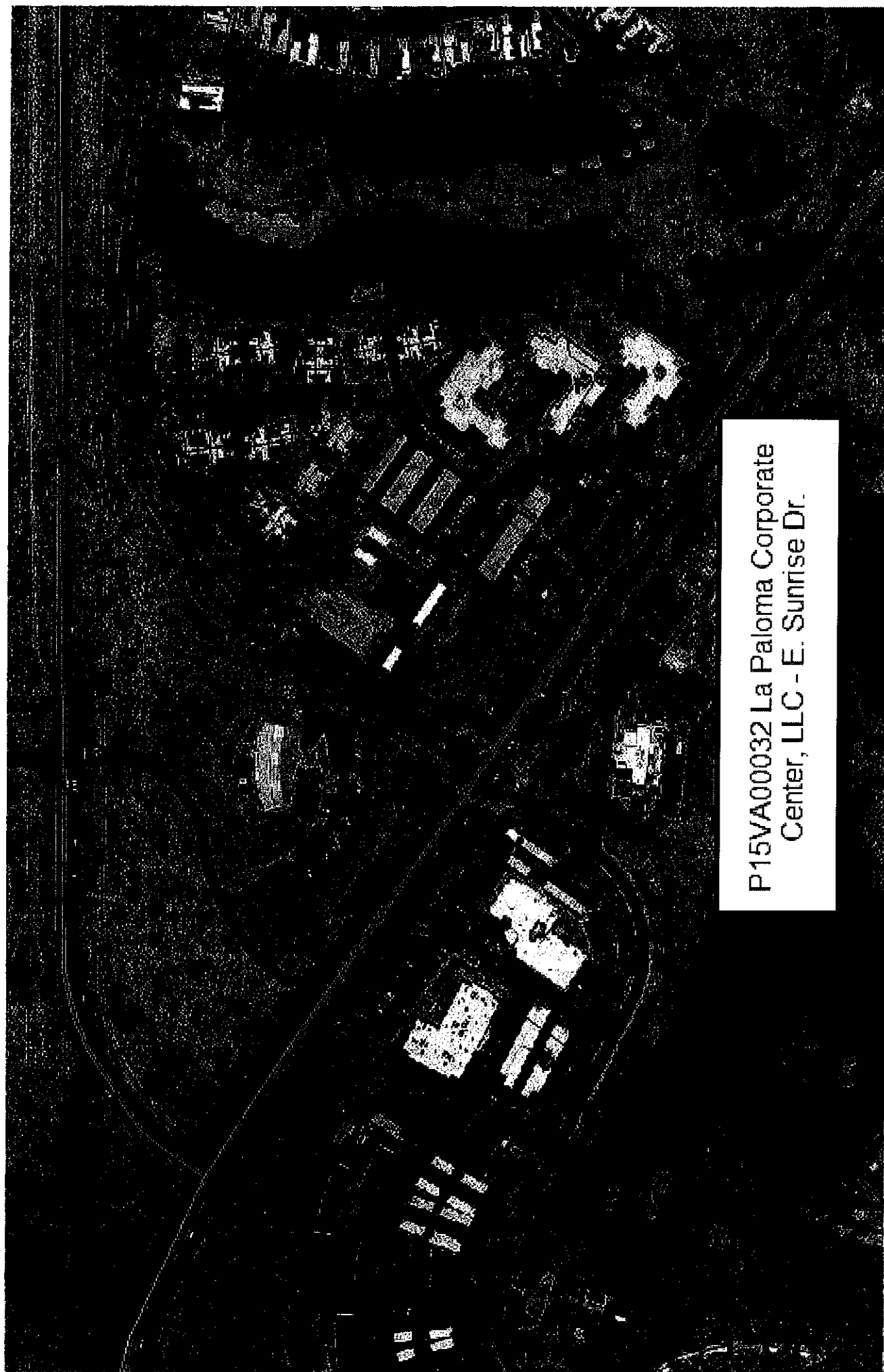
1. The strict application of the provision would work an unnecessary hardship;
2. The unnecessary hardship arises from a physical condition that is unusual or peculiar to the property and is not generally caused to other properties in the zone;
3. The unnecessary hardship does not arise from a condition 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;



PIMA COUNTY

DEVELOPMENT SERVICES

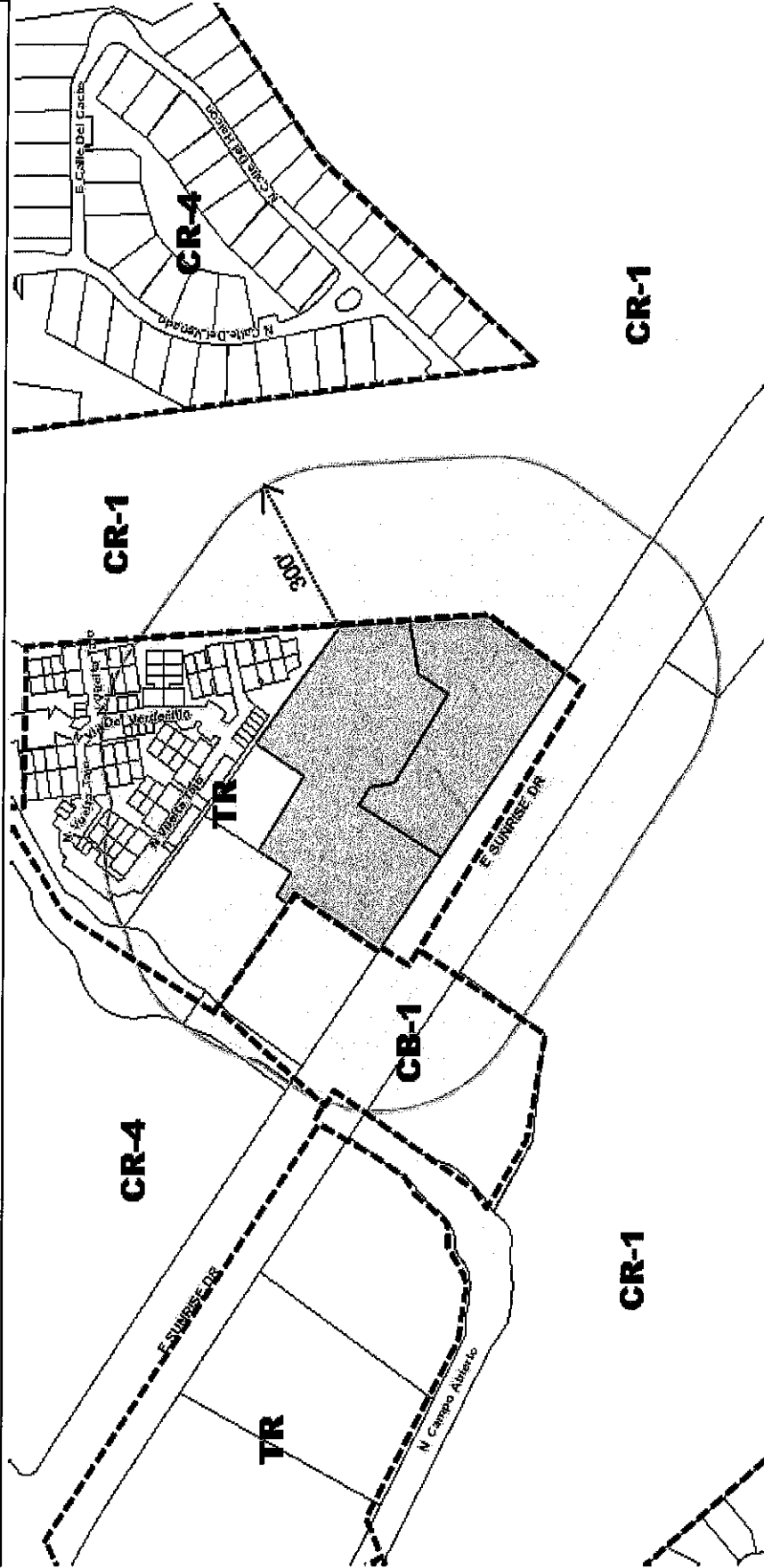
9. The variance does not violate State law or other provisions of Pima County ordinances;
10. The hardship must relate to some characteristic of the land for which the variance is requested, and must not be solely based on the needs of the owner;
11. If the variance is from a sign or advertising structure 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.



P15VA00032 La Paloma Corporate
Center, LLC - E. Sunrise Dr.

NOTIFICATION MAP

LA PALOMA CORPORATE CENTER—E. SUNRISE DRIVE



LEGEND

	Petition Area
	Notification Area

NOTES

File no.:	P15VA00032	Tax Code(s):	108-12-037D
Application:	VARIANCE	Base Map:	78
		Drafter:	A.H.



11/06/2015

**VARIANCE
LA PALOMA CORPORATE CENTER
3561-3567 E. SUNRISE DRIVE**

La Paloma
CORPORATE CENTER

REQUEST

- 1) TO INCREASE THE HEIGHT OF A FREESTANDING IDENTIFICATION SIGN IN A TR ZONE TO 9 FEET.
18.79.110E.8.b.2 allows a maximum height of 8 feet.
- 2) TO ALLOW A FREESTANDING SIGN TO CONTAIN UP TO SIX (6) BUSINESSES AT THE DEVELOPMENT COMPLEX.
18.79.110E.8.e freestanding signs may contain the complex name and the names of up to three (3) businesses at a development complex.
- 3) TO ALLOW A ZERO FOOT SETBACK FROM PROPERTY LINE.
18.79.110E.8.b3 freestanding signs setback ten feet from front and side lot lines.

INDEX

- 1 COVER PAGE
- 2 FREESTANDING SIGN INFO
- 3 SITE PLAN

FILE NAME: 6649[PRO]LA PALOMA CENTER[MONUMENT] 73

JOB NAME: LA PALOMA CORPORATE CENTER

JOB ADDRESS: 3561-3567 E. SUNRISE DR.

CITY: TUCSON

SUITE: N/A

ZIP: 857

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



3808 E. 38TH STREET
TUCSON, ARIZONA 85713

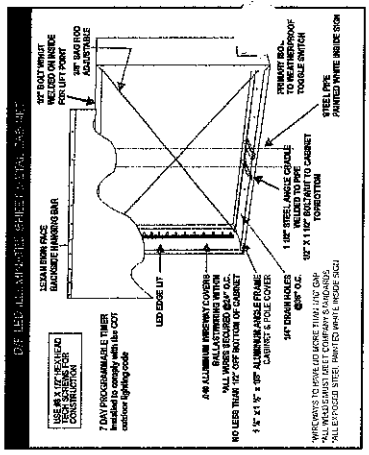
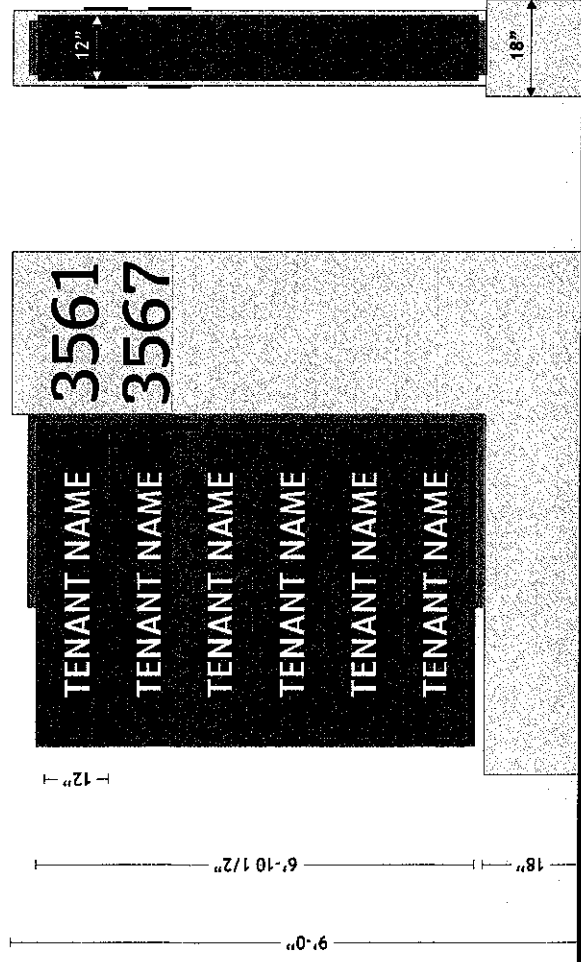
520.748.1540

520.571.9120 Fax

VARIANCE SIGN PACKAGE

PROPOSAL
SCALE 1/2" = 1'-0"

SIDE VIEW
14"



FABRICATE AND INSTALL ONE (1) DOUBLE FACE ILLUMINATED MONUMENT SIGN.
SIGNS TO BE 12" DEEP ALL ALUMINUM EXTRUSION CONSTRUCTION WITH A STUCCO & PAINTED FINISH. 1.5" RETAINERS AND DIVIDER BARS.
FACES: TO BE 3/16" WHITE UV TREATED LEXAN WITH HIGH PERFORMANCE VINYL-APPLIED FIRST SURFACE.
LIGHTING: TO BE INTERNALLY ILLUMINATED WITH LEDs.

SUBJECT TO CODE AND LANDLORD APPROVAL. CUSTOMER TO PROVIDE LABELED, DEDICATED CIRCUITS THAT MEETS CODE REQUIREMENTS TO THE SIGN LOCATION. IF CUSTOMER NEEDS PHOTO CELLS OR TIME CLOCKS PLEASE REQUEST FROM ADDISIGNS THAT THESE ITEMS BE ADDED TO YOUR ORDER.

* THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND THE BONDING OF THE SIGN AND CURRENT UL STANDARDS.

FILE NAME: 6649[PROJ]LA PALOMA CENTER[MONUMENT] 13
JOB NAME: LA PALOMA CORPORATE CENTER
JOB ADDRESS: 3561-3567 E. SUNRISE DR.
CITY: TUCSON
SUITE: N/A
ZIP: 857

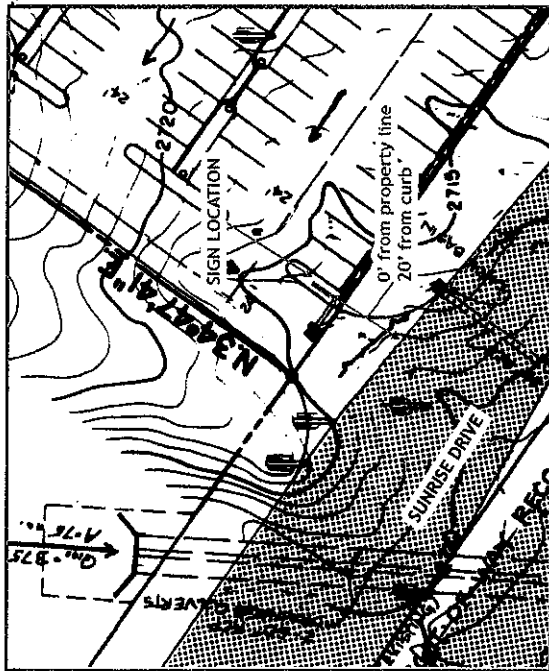
3808 E. 38TH STREET
TUCSON, ARIZONA 85713
520.748.1540
520.571.9120 Fax

VARIANCE SIGN PACKAGE

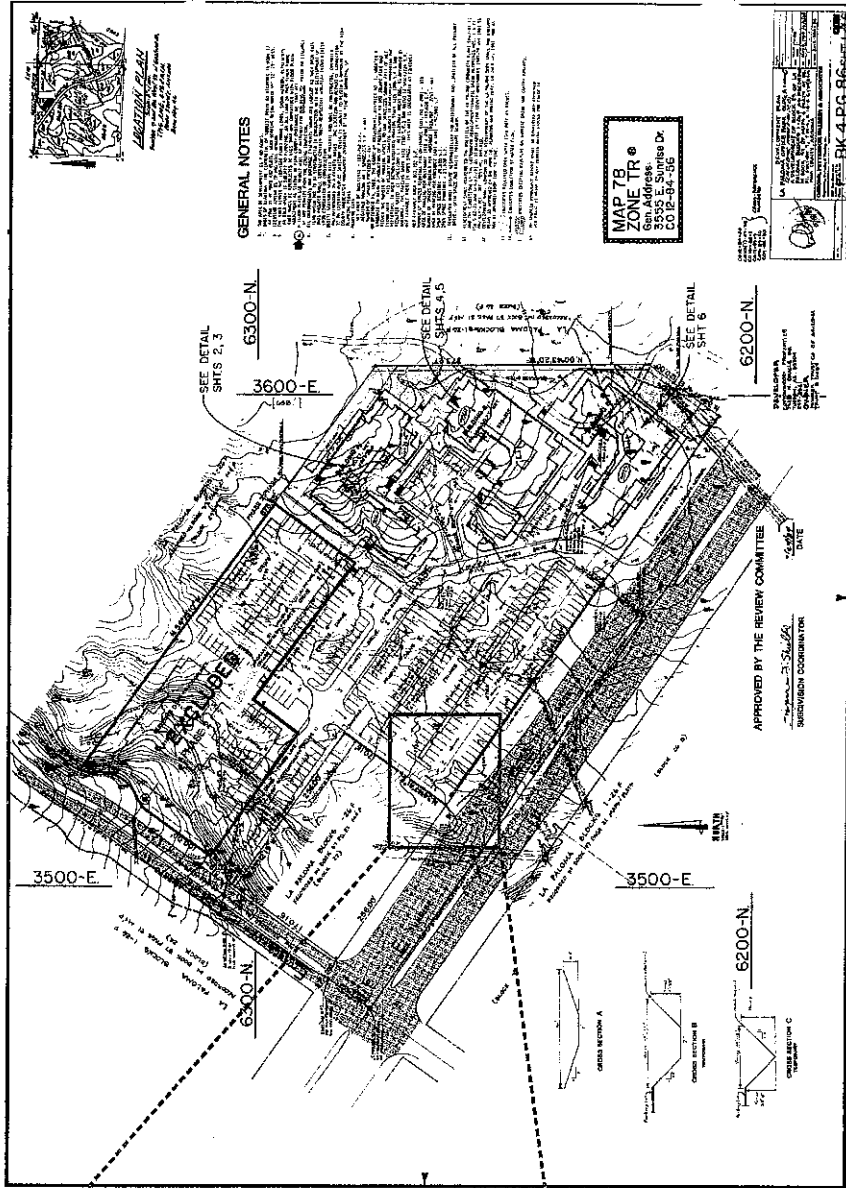
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ACCEPT DATE: _____ BUYER SIGNATURE: _____ SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____

SITE PLAN

SCALE 1" = 40'



NOT TO SCALE



La Paloma
CORPORATE CENTER

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SEE PHYSICAL SURVEY FOR MOST ACCURATE REPRESENTATION.
SUBJECT TO FINAL REVIEW BY CITY OF PALOMA FOR SIGN CODE COMPLIANCE.

FILE NAME: 66-49[PRO]LA PALOMA CENTER [MONUMENT] 13
 JOB NAME: LA PALOMA CORPORATE CENTER
 JOB ADDRESS: 3561-3557 E. SUNRISE DR.
 CITY: TUCSON
 SUITE: N/A
 ZIP: 857

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

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

VARIANCE SIGN PACKAGE

La Paloma Corporate Center 10-30-2015

La Paloma Corporate Center, LLC represented by Addisigns, on property located at 3561-3651 E. Sunrise Drive, in the TR Zone, requests a variance:

1. **To increase the height of a freestanding identification sign to 9 feet.** 18.79.110E.8.b.2 allows a maximum height of 8 feet. 18.79.110E.8.b.2 allows a maximum height of 8 feet.
2. **To allow a freestanding identification sign to contain up to six(6) businesses at the development complex.** 18.79.110E.8.e freestanding signs may contain the complex name and the names of up to three(3) businesses at a development complex.
3. **To allow a zero foot setback from the property line for a freestanding identification sign.** 18.79.110E.8.b3 freestanding signs setback ten feet from front and side lot lines.

The variance request for the increase of the height, number of business names and 0' setback will help with better identification for individual tenants that are recessed to the back of the complex. This north entrance drive needs identification to point motorists into the property. Putting this sign at this northern drive will promote safety and allow visibility at the light for east & west bound traffic. This will help identify the entrance as well. The north entrance is obscure and not identified. This sign will help with the safety and flow of traffic on the premise.



PIMA COUNTY
DEVELOPMENT SERVICES

Variance Application

Revised 12/2013

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

Property Owner: La Paloma Corporate Center Phone: _____

Owner's Mailing Address: 3567 E. Sunrise Dr. #219 City: Tucson Zip: 85718

Authorized Representative: Addisigns Phone: 748-1540

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

Property Address: 3561-3567 E. Sunrise Dr. City: Tucson Zip: 85718

Tax Code Number(s): 168 - 12 - 0370 Zone: _____

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

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. Tom Date: 10/27/15

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

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

Case Title: PI9VAD0022 La Paloma Corporate Center - E Sunrise Drive
OWNER'S NAME -- STREET NAME (EX. JONES- E. SPEEDWAY BOULEVARD) Co10()

requests a variance(s) to Section(s) 18.79.110 EBB of the Pima County Zoning Code which requires 1 EBF

REC'D AT DEVELOPMENT SERVICES - PLANNING DIVISION BY [Signature] DATE 10, 30, 15



PIMA COUNTY
 DEVELOPMENT SERVICES DEPARTMENT
 201 N. Stone Avenue, 2nd Floor
 Tucson, AZ 85702-1207

CARMINE DEBONIS, JR.
 Director

Phone: (520) 740-6800
 FAX: (520) 623-5411

LETTER OF AUTHORIZATION

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and the party whose name is listed below is authorized to apply for a Rezoning/ Variance/ Minor Land Division – Lot Split/ Modification of Setback Requirement (circle one).

3561-3567 E. Sunrise Dr.
 Property Address (Where permit is being applied for)

A.J. Lee
 Signature of Applicant

10/27/15
 Date

AUTHORIZED BY: La Paloma Corp Center LLC

* [Signature]
 Signature of Property Owner

10/27/15
 Date