



DATE: November 17, 2016
TO: Design Review Committee (DRC)
FROM: Artemio Hoyos, Case Planner
RE: P16VA00036 Circle K – Valencia/Camino de Oeste

Applicant: Nick Fore (Land Development Consultants LLC)
Owner: GMSK Properties LLC
Parcels: #210-23-080B

I. APPLICANT REQUEST

The applicant requests DRC review and approval of 2 monument signs within bufferyards for a proposed Circle K convenience store and fueling station located at the northwest corner of Valencia Road and Camino de Oeste.

II. DRC Authority

Proposed signs in a bufferyard shall be reviewed by the DRC as authorized in the Pima County Zoning Code (18.79.030.E.4) for compatibility in materials and size with the landscaped area.

III. Staff Recommendation

Staff recommends **approval** of the 2 monument signs in the bufferyards with the following conditions:

1. Site plan and signs-in-bufferyard locations shall be implemented as approved by the DRC.
2. The two 10' double-face monument signs will not exceed 11' in overall height with the addition of fabricated aluminum caps.
3. Applicant shall provide staff with one hardcopy and one electronic copy of the approved DRC documents for staff sign-off in compliance with the DRC decision.

IV. BACKGROUND

Circle K proposes to develop a 4,604 sf. store and a fueling canopy with 7 multiple product dispensers that will provide service to 14 vehicles. The proposed Circle K convenience store and fueling station will be located on a vacant parcel at the northwest corner of Valencia Road and Camino de Oeste. The 6.62-acre parcel is zoned as CB-1 (Local Business) zone. An existing Circle K is located across the street on the southwest corner of Valencia Road and Camino de Oeste. Valencia Road is designated as a Scenic Route.

V. STAFF ANALYSIS

The freestanding monument signs (corporate signs) meet the Sign Standards (Chapter 18.79) and Scenic Route (18.77.040) objectives. The monument signs are 10' in height and meet the property line front (10') and side (30') setback requirements. However, the approximately 1' fabricated aluminum caps will need to be conditioned for approval since they cause the overall height to exceed the maximum limit of 10' for freestanding signs in the CB-1 zone. According to submitted design renderings, the sign is architecturally compatible with the development and serves the needs of the applicant as they display the standard logo and colors. The signs are clear and provide for an effective form of communication and advertisement while minimizing visual impacts to the Scenic Route.

Building and wall surfaces which are visible from a designated scenic route shall have colors which are compatible with surrounding natural landscape (desert/earth tones). Allowable colors include: brown — including rusts, sepias, sands, tans and buffs, olive and grey. The proposed monument signs base color is Mojave Brown and has a low light-reflective value (LRV) of 13. The monument sign base will be made of super light block split-face CMU (concrete masonry unit).

Bufferyard D standards are met for the development. Surrounding vegetation are ground covers that allow clear sign visibility. The scenic route setback area is landscaped in compliance with Landscaping, Buffering and Screening Standards (18.73). Existing natural vegetation in the setback area is preserved and maintained from the Valencia Road improvement project.

VI. Public Comment

N/A