

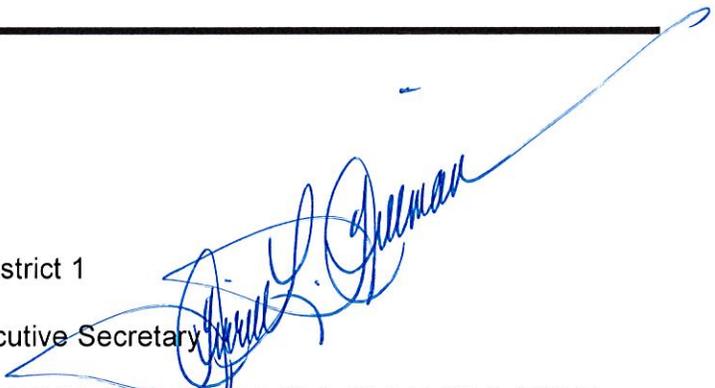
PIMA COUNTY

DEVELOPMENT SERVICES

MEMORANDUM

DATE: December 30, 2014

TO: BOARD OF ADJUSTMENT, District 1

FROM: Terrill L. Tillman, Assistant Executive Secretary 

SUBJECT: **Co10(1)14-08 SUNRISE CAMPBELL INVESTORS LLC 87.8134% & RIVER CENTER PADS LLC 12.1866% – EAST SUNRISE DRIVE. PACIFIC INCOME PROPERTIES, LLC**
Scheduled for public hearing on January 5, 2015

LOCATION:

The subject property is located south of the Skyline Drive and Sunrise Drive intersection. The property is TR (Transitional) zoned.

SURROUNDING ZONING / LAND USES:

North	CR-1/CR-4	Developed Residential/Valley View Early Learning School
South	CR-1/CR-5	Golf Course/Developed Residential
East	TR	Developed Professional Offices
West	CR-4	Natural Open Space/Developed Residential

PUBLIC COMMENT:

To date, no public comments have been received.

PREVIOUS CASES ON PROPERTY:

There have been no previous Board of Adjustment cases on this property.

REQUEST:

The applicant requests the following variances:

1. **To reduce the front and side yard site setback to 0 feet.** Section 18.31.040 of the Pima County Zoning Code requires a minimum front yard setback of 20 feet and a minimum side yard setback of 7 feet.
2. **To allow a sign to be located within a bufferyard.** Section 18.79.030E4 of the Pima County Zoning Code states approval is required for signs placed within a bufferyard.
3. **To increase the number of business (tenant) panels on the development complex freestanding identification signs to four each.** Section 18.79.110E8 of the Pima County Zoning Code allows for the complex name and up to three businesses.

4. **To increase the number of main wall identification signs on the second story of a building to six.** Section 18.79.110E13 of the Pima County Zoning Code allows for a maximum of three tenant signs per story.
5. **To increase the square footage of a main wall identification sign to 40 square feet and to allow the name of the development complex on the north side of the building.** Section 18.79.110E13 of the Pima County Zoning Code allow for a maximum of 16 square feet per sign for interior tenants using centralized entrances.

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 7.14 acres and was rezoned in 1982 from the CR-1 (Single Residence) zone to the TR (Transitional) zone. A Development Plan (Co12-90-035) for the MDA (Muscular Dystrophy Association) was approved in 1990. The project was built out in conformance with the approved development plan with permits beginning in 1991 for the first building. A revised development plan P1209-033 for the proposed expansion of a second building addition was approved in 2009. The second building was also built in conformance with the approved development plan with permits in 2009. The center originally contained the professional offices for the MDA headquarters. MDA has since relocated and has conveyed this property to the current owners who intend to utilize this property as multi-tenant professional offices.

Variance requests #1-3 address the proposed *freestanding development complex identification signs* to be located at the northwestern driveways divided by a landscaped median within the subject property adjacent to Sunrise Drive. The Pima County Zoning Code allows for two freestanding development complex identification signs. The applicant is proposing two freestanding identification signs containing four tenant panels each at the northwestern entry drives on each side of the landscaped median to be located within the site setback and bufferyard. The signs will be monument style with a maximum height of 10 feet. The property's TR zoning requires a site setback of 20 feet front and 7 foot side yard for the architectural wall features. The setback as proposed is at 0 feet provides adequate exposure for drivers traversing Sunrise Drive to identify the property and its tenants for safe exiting to the site. The signs will be located approximately feet 18 to 30 feet away from the edge of the roadway curb within a required bufferyard. Signs located within a bufferyard are typical, but require Board of Adjustment approval. The increase in distance is due to the curve of the Sunrise Drive roadway. These requests will serve to properly notify and direct users to the availability of services of the Offices at La Paloma.

Variance requests 4 and 5 address the proposed main wall identification signs. The applicant is proposing to increase the number of main wall identification signs on the second story of a building from three to six. The Pima County Zoning Code will allow for three signs on each floor of the building with a maximum square footage of 96 square feet, however due to visibility issues, the applicant is requesting to have all six signs on the second story of the building, increase the square footage of a main wall identification sign from 16 square feet to 40 square feet for the name of the development complex to be located on the building. Staff is recommending a condition to cap the square footage of the main wall identification signs on the second floor to 96 square feet which is the maximum that would otherwise be allowed on the first and second story of the building. The buildings are two stories and have a building frontage that mostly covers the length of the property from east to west. The elevation of the property at the street level is much higher. The property slopes from the highest point on the north

elevation adjacent to Sunrise Drive to the southern property boundary causing poor to no visibility of the first floor of the building. The requested variances for the main wall identification signs do not seem to be unreasonable because of the expanse of the building frontage and the existing topography.

RECOMMENDATION:

Staff recommends **APPROVAL CONDITIONS** of variance requests 1 through 5. All variance requests are necessitated by the location and grade of the property. The requests appear to be the minimum to afford relief and are related to the characteristics of the land. Staff recommends the addition of the following conditions:

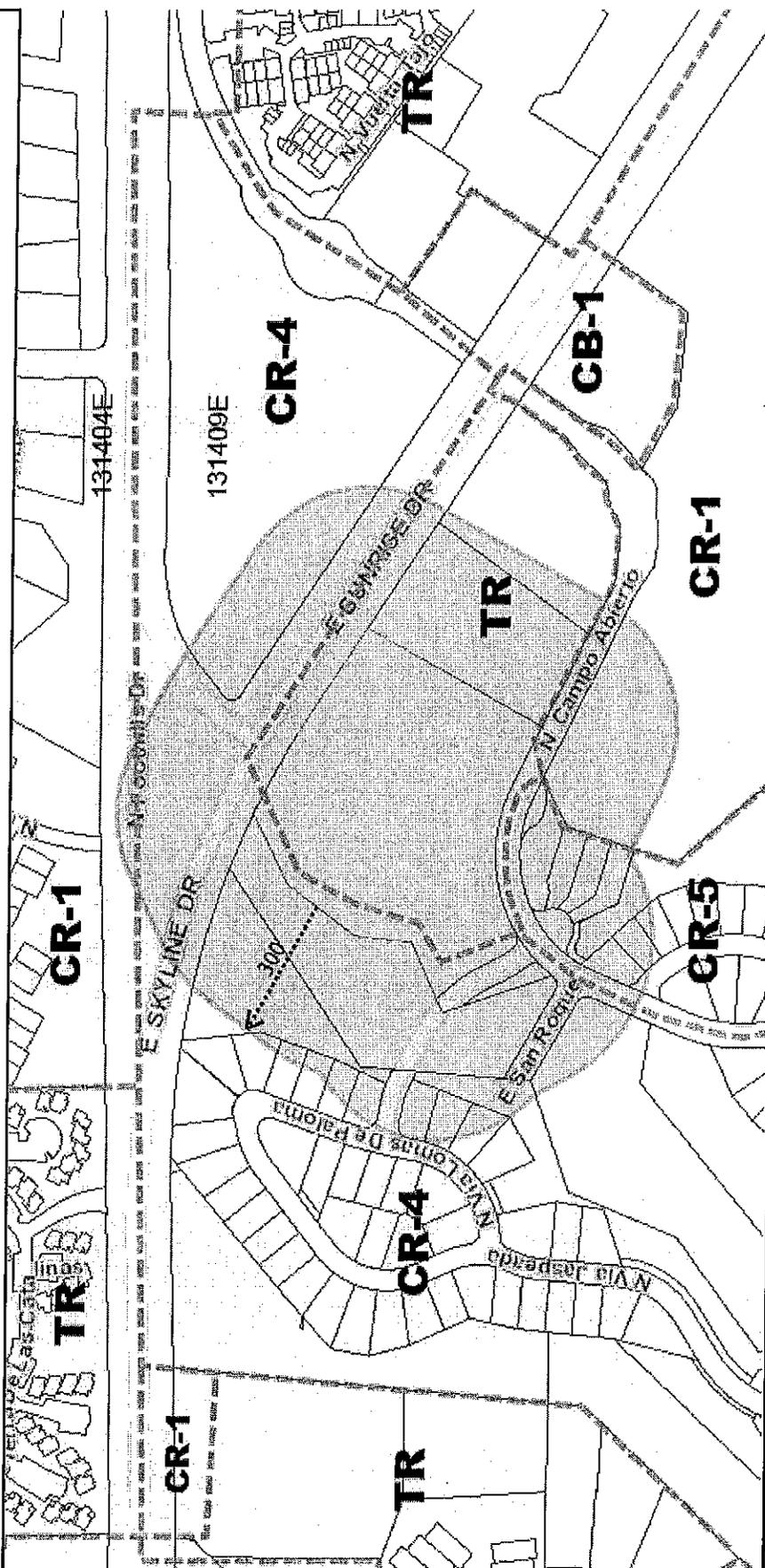
1. All freestanding development complex signs and main wall identification signs shall adhere to the plans as presented at public hearing.
2. The maximum square footage of the main wall identification signs is 96 square feet.

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

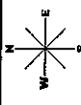
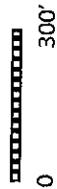
SUNRISE CAMPBELL INV LLC & RIVER CENTER PADS LLC—E. SUNRISE DR



LEGEND

-  Petition Area
-  Notification Area

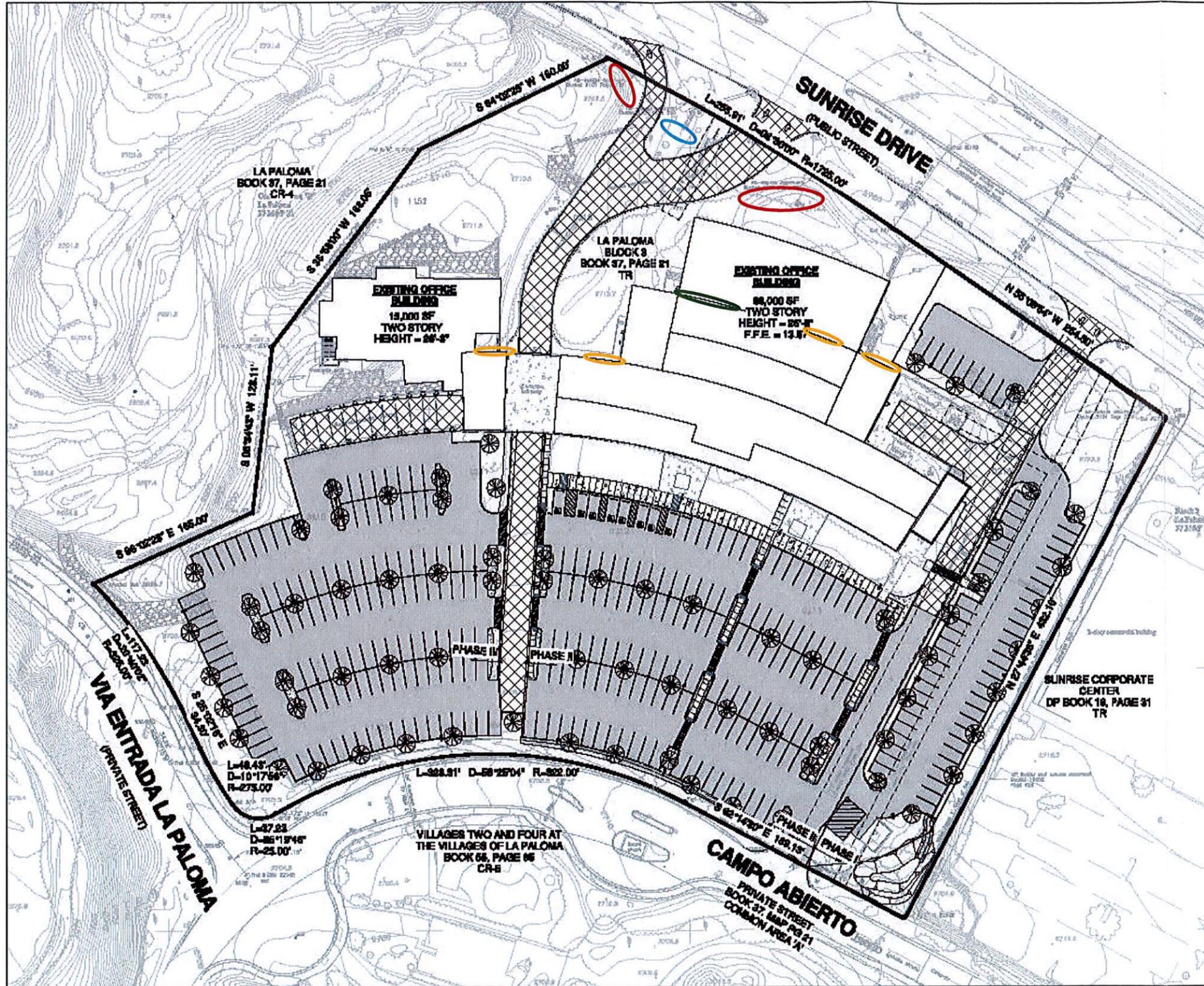
NOTES

File no.:	Co10(1)14-08	Tax Code(s):	108-12-014C
Application:	Variance	Base Map:	78
		Drafter:	A.H.
			



12/12/2014

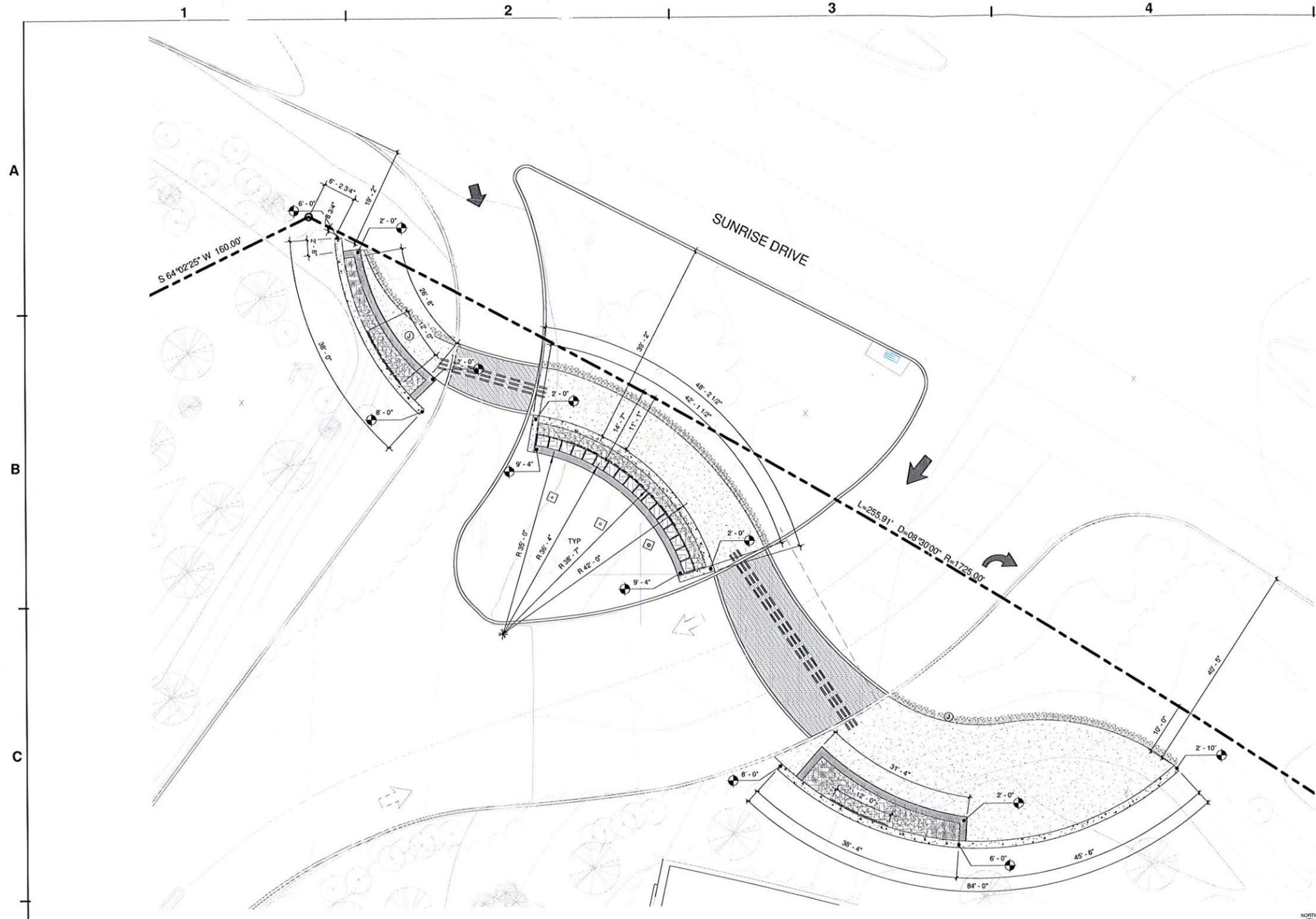
3300 E. Sunrise Dr. Site Plan



Sign Locations:

- = Freestanding Monument Signs
- = Freestanding Address Monument
- = Main Wall – Complex ID Sign*
- = Main Wall – Tenant Signs*

* Approximate location of signage.



1 PARTIAL SITE PLAN
1" = 10'-0"



architectural design group inc.
2610 E. Grant, Suite 140
Tucson, AZ 85710
FX: 520.323.3337 PH: 520.323.2227

PRELIMINARY
NOT FOR
CONSTRUCTION
3-31-17

CONSULTANTS

STRUCTURAL
N/A
MECHANICAL
N/A
ELECTRICAL
N/A



SCI MONUMENT
SIGN
3300 EAST SUNRISE
DRIVE
TUCSON, AZ.

TITLE:
Unnamed

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REVISION SCHEDULE	
#	DESCRIPTION

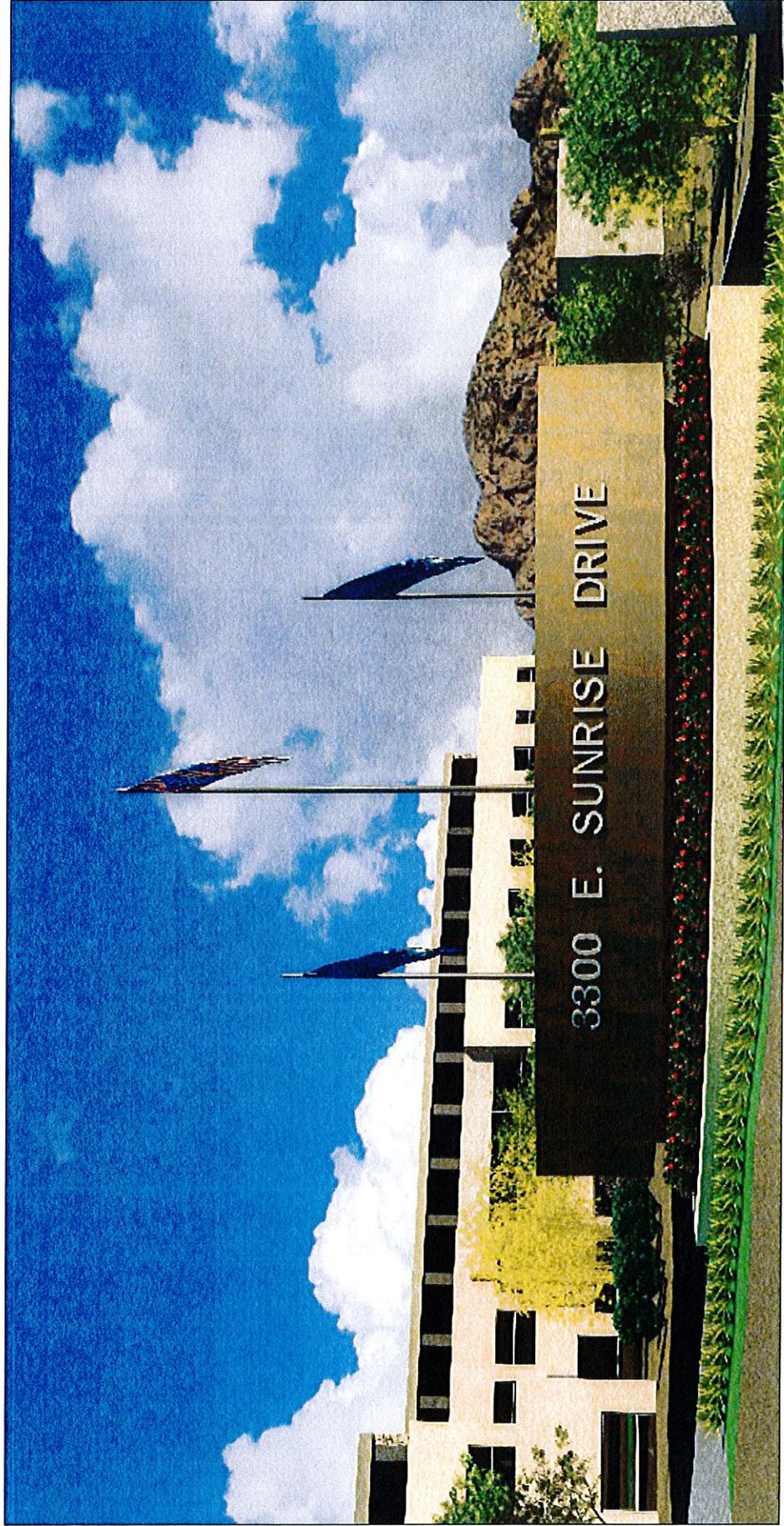
JURISDICTIONAL APPROVALS

DRAWN: Author
DATE: 11/11/14
SCALE: 1" = 10'-0"
ADG JOB: 2014.37
SHEET:

AS-1.1

OF 3 SHEETS

Enclosure 4: Center Address Monument



Enclosure 5: Freestanding Wall Signs

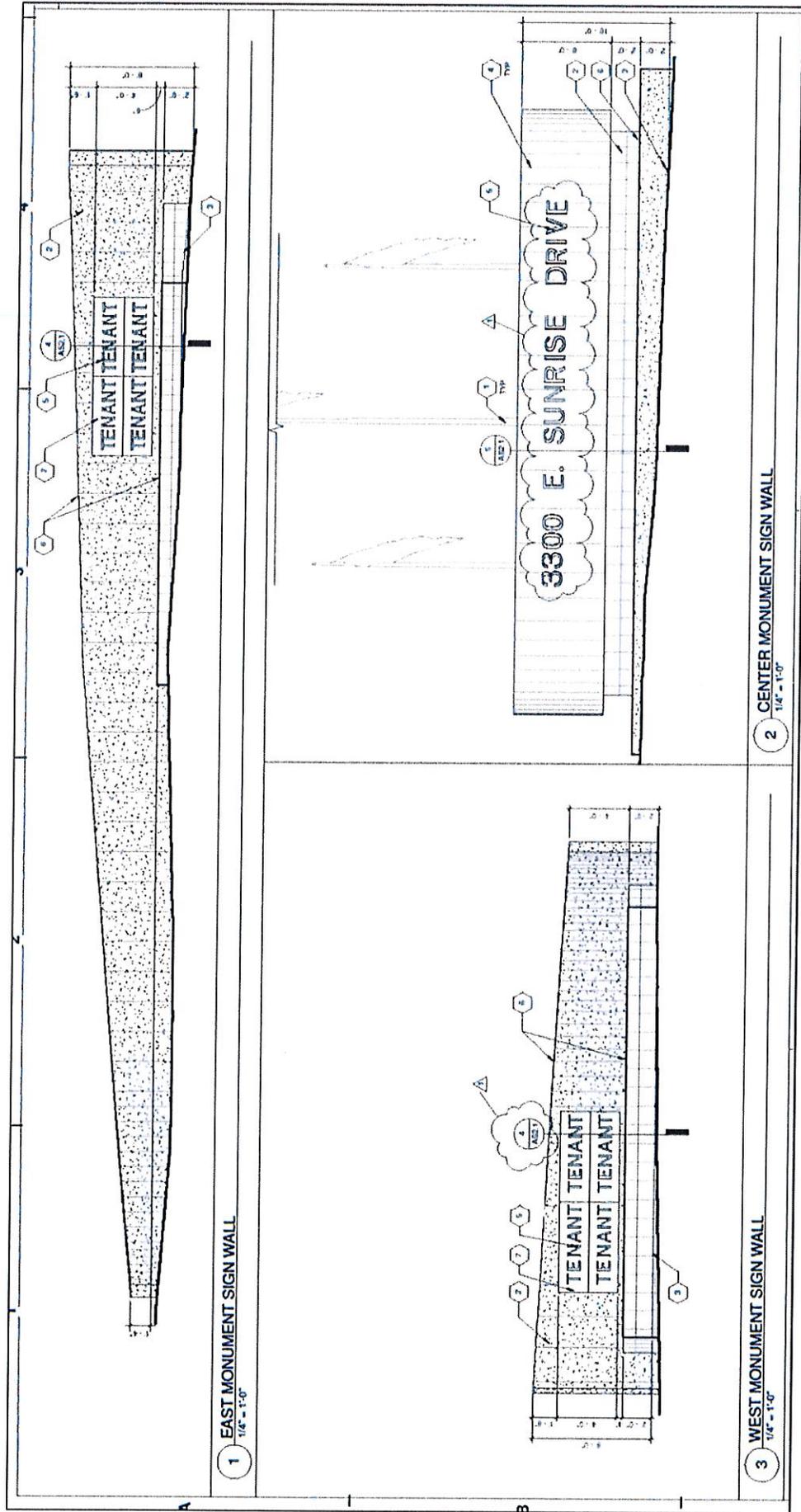
West monument sign and wall



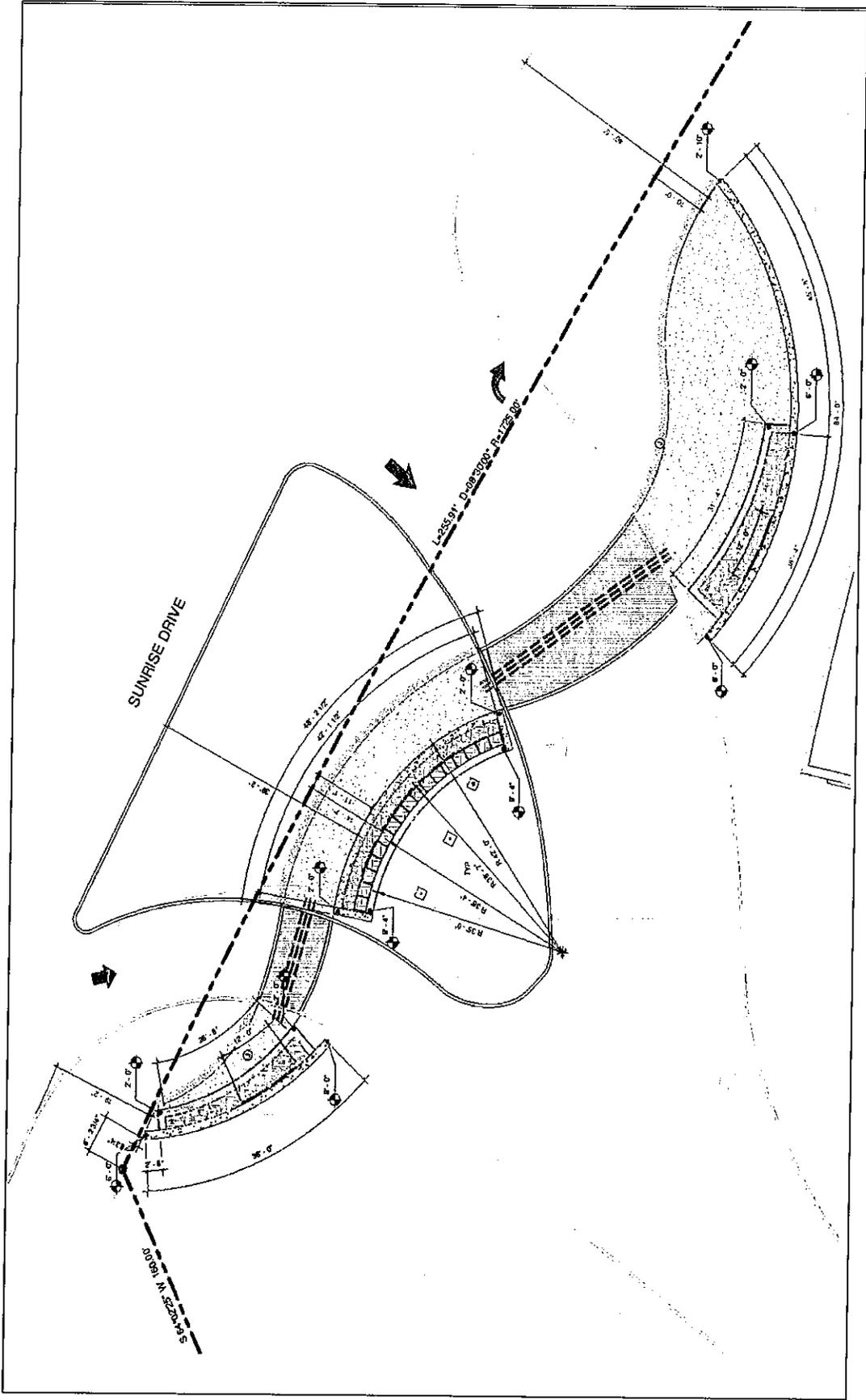
East monument sign and wall



Enclosure 6: Freestanding Sign/Address Drawings



Enclosure 7: Freestanding Sign Overhead Site Plan



Enclosure 8: Sample Freestanding Tenant Signs

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Scale: 1/2" = 1'-0"

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Scale: 1/2" = 1'-0"

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Scale: 1/4" = 1'-0"

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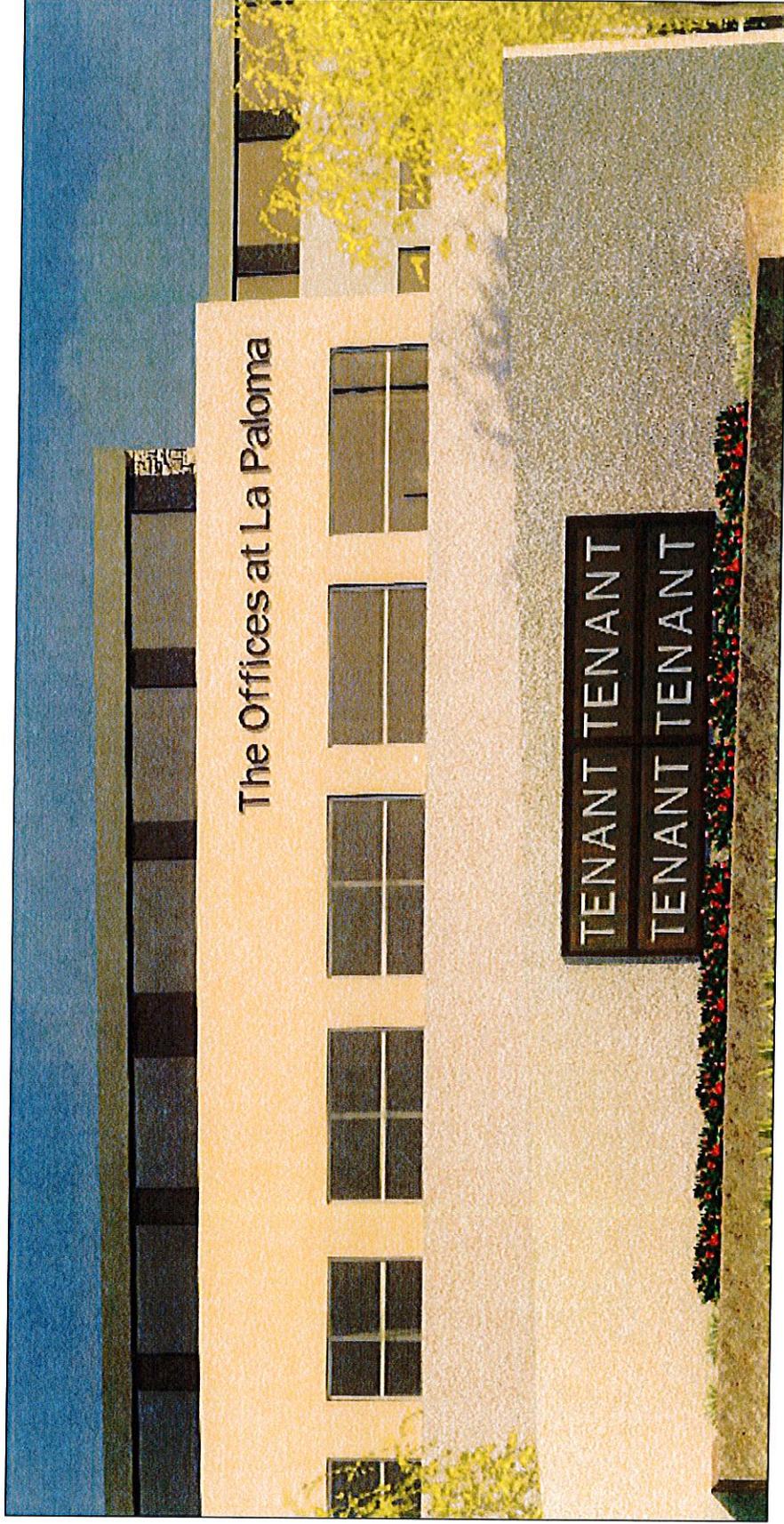
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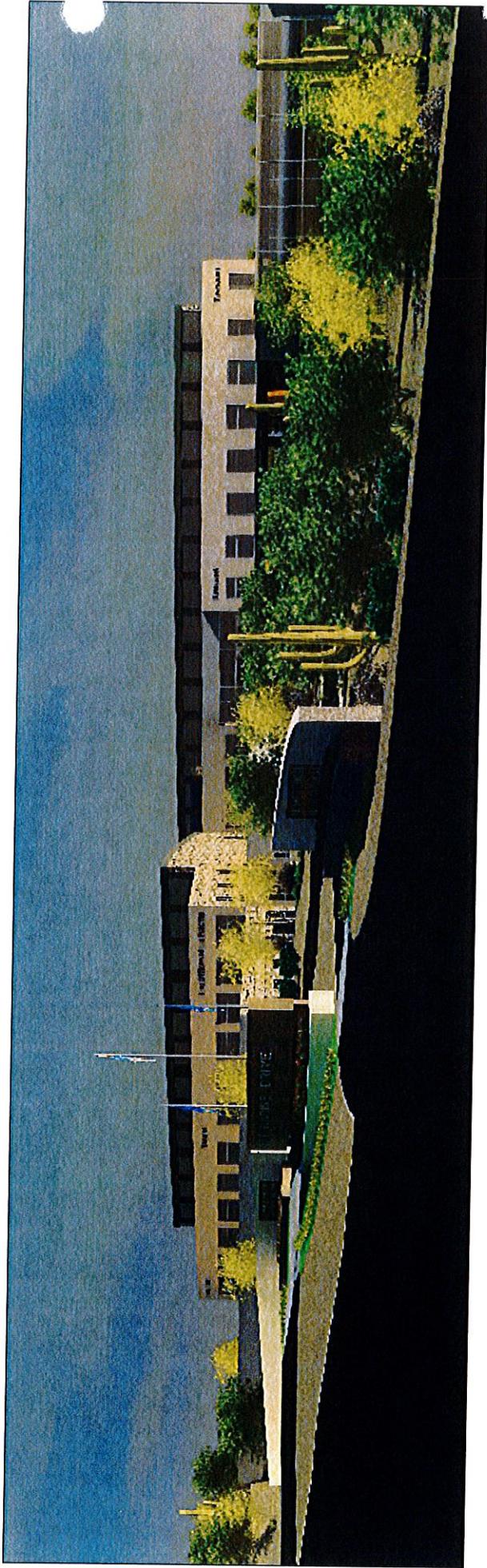
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NOTE: Tenants appearing on this drawing are fictional and use for illustrative purposes only.

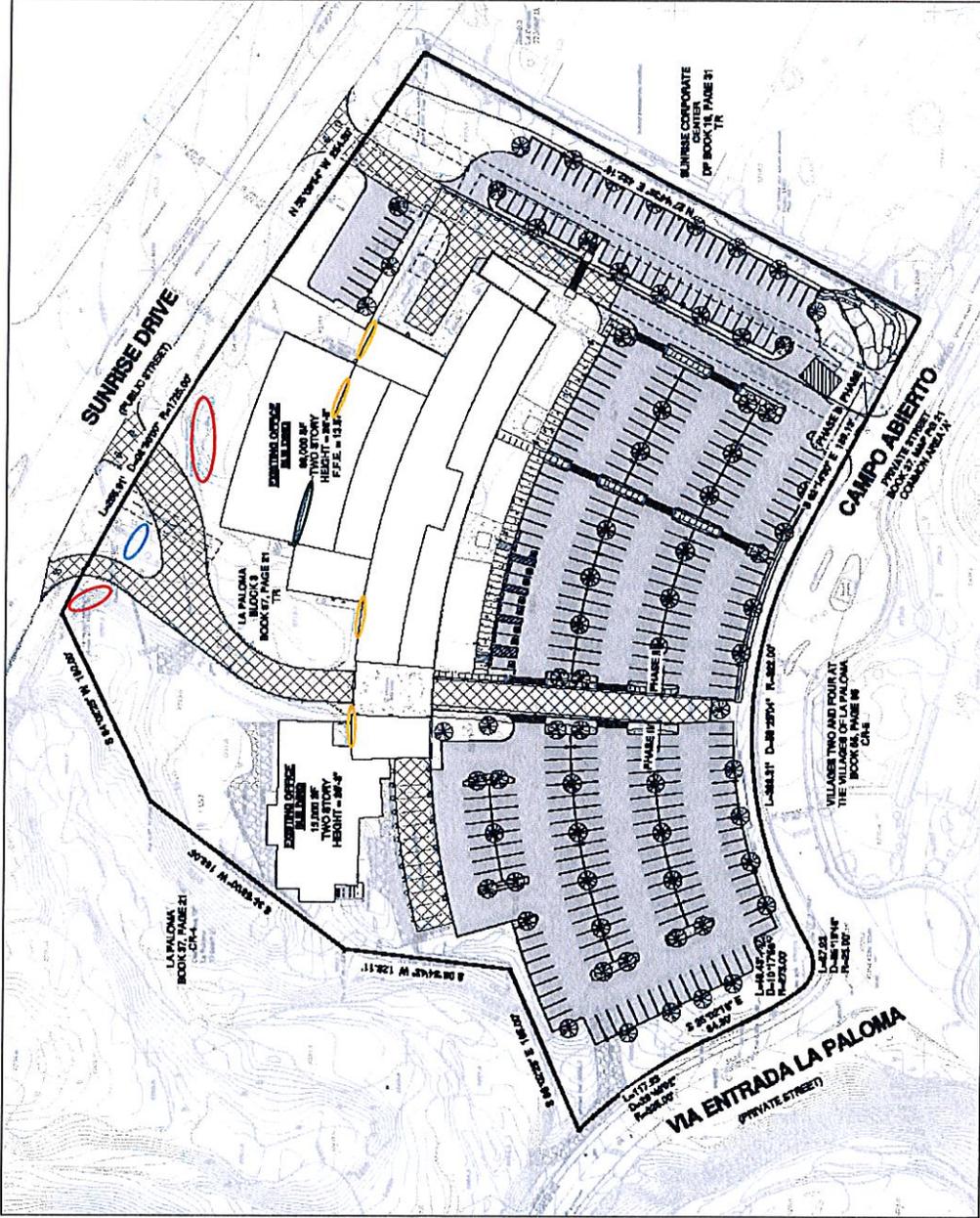
Enclosure 10: Main Wall Complex Identification Sign



Enclosure 9: Wall Signage Located on Second Story



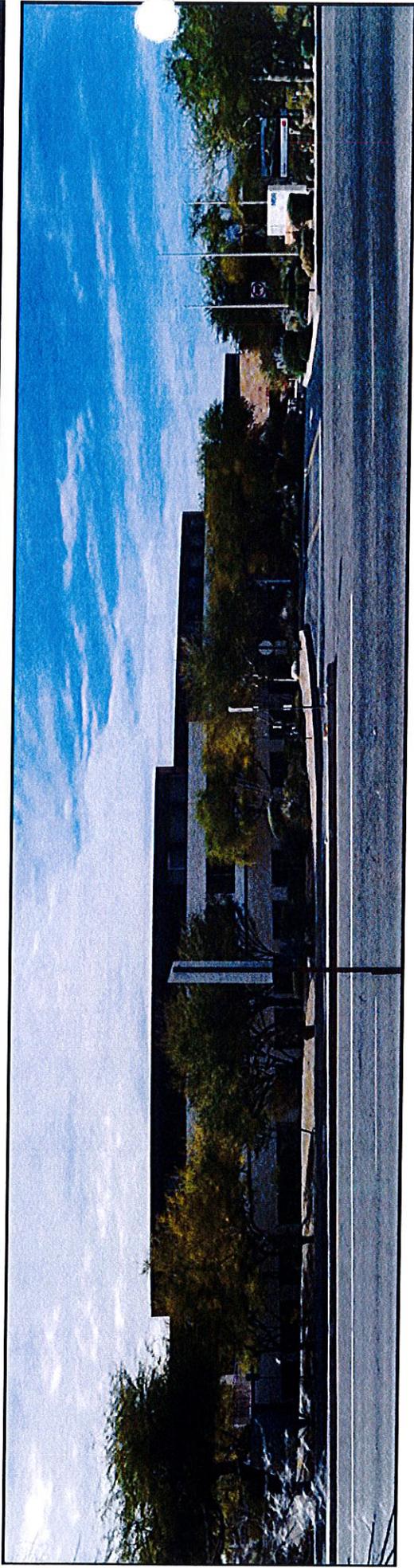
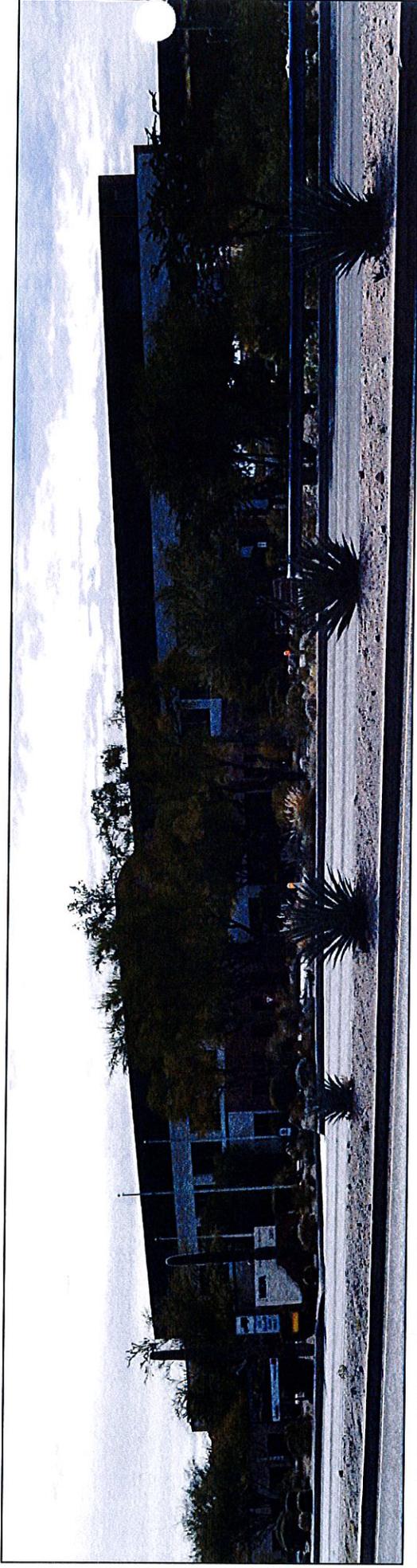
Enclosure 1: 3300 E. Sunrise Dr. Site Plan



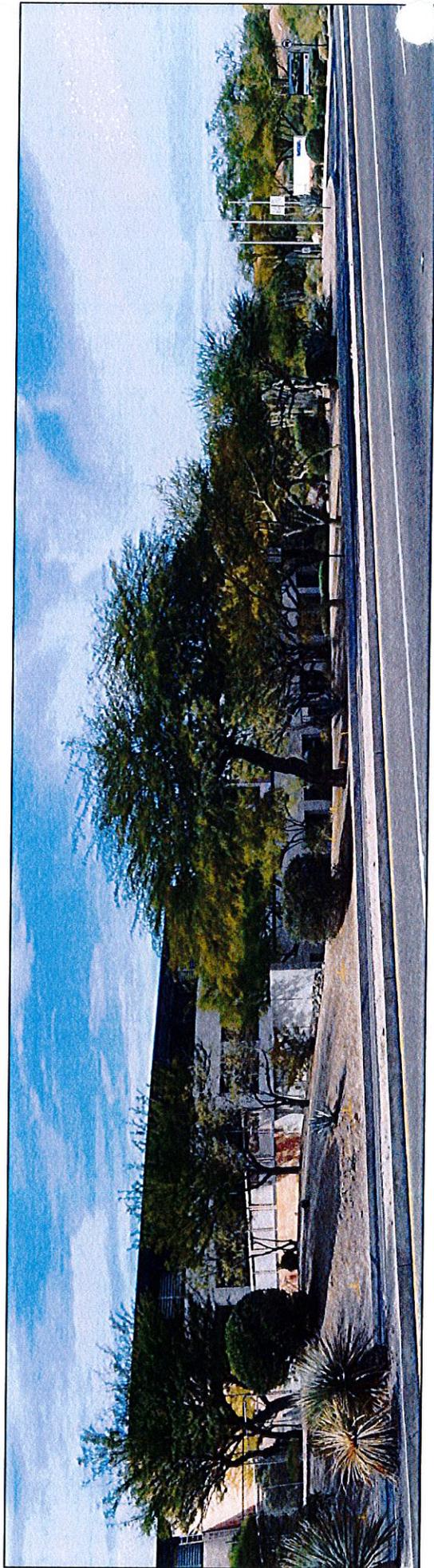
Sign Locations:

- = Freestanding Monument Signs
- = Freestanding Address Monument
- = Main Wall - Complex ID Sign
- = Main Wall - Tenant Signs

Enclosure 2: Current Property Photographs – Front View



Enclosure 3: Current Property Photographs – Alternate Front View





LAW OFFICES OF

Lazarus, Silvyn & Bangs, P.C.

A PROFESSIONAL CORPORATION

December 5, 2014

Board of Adjustment District 1 Board Members
c/o Mr. Thomas Drzazgowski
Deputy Chief Zoning Inspector, Pima County
201 N. Stone Avenue
Tucson, Arizona 85701

Re: 3300 E. Sunrise Dr., Sign Variance Request

Dear Board of Adjustment District 1 Board Members:

On behalf of Sunrise Campbell Investors, LLC and River Center PAD, LLC (collectively the "Owner"), which owns and operates the former Muscular Dystrophy Association ("MDA") headquarters located at 3300 E. Sunrise Dr. (the "Property"), we are requesting four sign variances that will allow the Owner to appropriately repurpose the Property and building from a national non-profit headquarters to a multi-tenant professional office building.

A. Background.

The Property is zoned Transitional ("TR")¹, and was originally designed and developed by MDA in 1990 as a 66,000 sq. ft. non-profit headquarters. In 2009, MDA expanded by constructing an additional 15,000 sq. ft. building (collectively referred to as the "Building"). In late 2013, MDA announced it was moving its national headquarters to Chicago and put the Property up for sale. The Owner purchased the Property from MDA in March 2014 and is repurposing it as a multi-tenant professional office building. MDA completed its headquarters move in June 2014, but currently maintains minimal operations staff on the Property.

The Property has a number of unique physical and natural characteristics. It is located east of the intersection of Campbell Ave. and Sunrise Dr., just as Sunrise makes its gradual curve to the southeast. The Property's main entrance is on this curve, leaving eastbound cars very little lead-time to identify the Building and maneuver safely into the turning lane. Westbound cars also have little lead time because the median landscaping is mature and obscures the Building from view. In addition, the landscaped right-of-way is deep, resulting in the northern Property line being located approximately 30 feet from the edge of curb. The Property is not located on a corner or at a traffic light.

¹ Pima County GIS currently indicates that the Property falls within three zoning categories: 88.95% in TR, 10.97% in Mixed-Dwelling Type (CR-4), and 0.083% in Single Residence Zone (CR-1). A review of the original rezoning ordinances, as well as subsequent MDA development plans, indicates that this is an error within the GIS system. We have also consulted with Pima County Development Services staff, who agree the Property's zoning is solely TR.

The Building is two stories; however, the placement of the Building on the Property, the topography, and the existing landscaping make it difficult for drivers along Sunrise Dr. to see the Property or the Building. The grade of the Property generally slopes down from Sunrise Dr., resulting in the Building's frontage located approximately seven feet below the road median's grade. This, along with the Property's current landscaping, results in the Building's first floor being difficult to see from the road. The Building was developed at a slight angle to Sunrise Dr., and is positioned so that the eastern corner of the first floor is approximately 60 feet from Sunrise Dr., while the western corner is over 200 feet from the road. See **Enclosure 1**, Property Site Map. The Property's existing signage is appropriate for a non-profit headquarters with few visitors and customers; this signage includes one freestanding identification sign situated within the Property's main entrance, several directional signs, and no building wall signs. See **Enclosures 2 & 3**, Current Property Photos.

B. Proposed Signs & Variances Requested.

The Owner has been working closely with Pima County ("County") staff to develop a sign package for the Property that respects the Pima County Zoning Code, Chp. 18.79 (the "Sign Code") while acknowledging the existing conditions, Building location, and repurposing of the Property into a multi-tenant use. There will be signage on both the north and south sides of the Building. The north side is the Property's main access point, and it is here that visitors will need to see the Building's tenants with sufficient time to make turning movements from Sunrise Dr. (40 mph speed limit) into the Property's single access drive. The south side provides secondary access, and the Owner will meet all Sign Code requirements for this side of the Property.

The focus of this sign package is establishing sufficient freestanding signage for visitors to identify the Property by address and/or tenants, and to position the Building signage in a manner that it is visible from the roadway so that visitors can safely enter the Property. Overall, this request involves trading the complex identification on the Sign-Code permitted freestanding sign with one additional tenant panel, locating the freestanding signs closer to the roadway for easier visibility, and then reconfiguring and relocating the wall signage for better identification. The Owner has not requested an overall increase in square footage of signage – only relocation and distribution modifications.

Below is an explanation of the proposed signage organized by the freestanding/monument signage first and then the wall signage, along with an explanation of the variances associated with that request.

1. **Freestanding/Monument Signs**: The signage along Sunrise Dr. has been designed to be part of an architectural entry wall for the Property, located close enough to Sunrise Dr. to permit visitors time to locate the address/tenants and safely enter the Property. The center monument wall will identify the address of the Property, and will be flanked on both sides by freestanding monument-type identification signs that are designed to be an integral part of the architectural wall. (See **Enclosures 4-6**, Freestanding Address & Sign Pictures/Drawings). There will be up to four tenant panels available on each freestanding monument sign (Sign Code permits three each), with each freestanding sign angled so that each sign assists either westbound or eastbound travelers. The sign will be internally illuminated with push-through lettering.

In order to provide the above signage, the following variances are required:

- a. Location of Freestanding Sign in Setback: Sign Code § 18.31.040(C) establishes the setback requirements for nonresidential uses in the TR zone, requiring a front setback from the Property line of 20 feet and a side setback of 7 feet.
 - i. Requested Variance: Allow the freestanding sign walls to be placed within the setback area. Because of the existing landscaped right-of-way and location of the Property line (ranging 18 to 30 feet from the roadway curb), this variance would still locate the freestanding wall signage 19 to 40 feet from the actual Sunrise Dr. roadway. Specifically, the west freestanding sign wall will be approximately 9 inches from the front property line (19 feet from Sunrise Dr.), and six feet from the western property line. The east freestanding sign wall will sit 10 feet from the front property line (40 feet from Sunrise Dr.) and over 250 feet from the eastern property line. (See **Enclosures 7**, Freestanding Sign Overhead Site Plan).
 - ii. Reason for Variance: The physical characteristics of the Property make it difficult for motorists travelling on Sunrise Dr. to identify both the Property and its individual tenants. In order to create a safer approach to the Building, while respecting the intent of the Sign Code to maintain a certain distance from the right-of-way, we are requesting to position the freestanding sign walls closer to Sunrise Dr., and angle them so that they are in motorists' sight lines. Making these signs easier to see from the street will allow motorists the ability to safely maneuver into the Property's turn lanes.
- b. Three Tenant Maximum on Freestanding Sign: Sign Code § 18.79.110(E)(8)(e) allows development complex sign-copy to contain the "complex name and the names of up to three businesses at the development complex."
 - i. Requested Variance: Replace the complex identification sign with an additional tenant sign. The result will be four tenant signs on the freestanding signs with no complex name on the sign. (See **Enclosure 8**, Sample Freestanding Tenant Signs).

Reason for Variance: As stated above, the physical characteristics of the Property will make it challenging for motorists to identify both the Property and its individual tenants. Adding the additional tenant information to the monument sign provides motorists with an additional opportunity to identify the tenants located on Property. This will help motorists to quickly identify the tenant and safely maneuver into the turn lanes.

2. Wall Signs: The Sign Code permits internal tenants of a building to have a wall sign no larger than 16 square-feet and located on the wall façade outside of their tenant space. No more than three tenants may have wall signage per floor of a building. Here, the Sign Code will

permit the north façade of this two-story Building a total of six signs at 16 sq. ft. each. Because the first floor of the Building is not visible from Sunrise Dr., we are requesting that the tenant wall signage for first floor tenants be available at the second floor level. We are maintaining the cap of 96 sq. ft. of signage on the wall. We are requesting that one of the wall signs be available to identify the complex up to 40 sq. ft. in area. The remaining signs will identify tenants, and be no more than 16 sq. ft. in area. The total area of the wall signs cannot exceed the 96 sq. ft. permitted by the Sign Code. The signs will be comprised of individual lettering, and will be pan-channel illuminated. In order to provide the above signage, the following variances are required:

- a. Three Tenant Signs per Building Story: Sign Code § 18.79.110(E)(13)(b) allows a building with interior tenants “up to three main wall identification signs on each story.”
 - i. Requested Variance: To allow the main-wall identification signs on the first story to be moved to the Building’s second story. This variance request is only for the Building’s northern side. (See **Enclosure 9**, Wall Signage Located on Second Story).
 - ii. Reason for Variance: Much of the Building’s first floor sits below street grade and/or is concealed by the Property’s existing landscaping. Thus, signage placed on the Building’s first floor will not be legible by motorists travelling along Sunrise Dr. or as they enter the Property. Our request is to move the signs from the Building’s first floor to the second floor so that these signs will be visible to motorists entering the Property.
- b. Wall Sign Area Cap of 16 sq. ft.: For buildings with interior tenants, Sign Code § 18.79.110(E)(13)(b)(1) limits each wall sign to a maximum area of 16 sq. ft.
 - i. Requested Variance: Increase the sign area for one wall sign up to 40 sq. ft. for purposes of complex identification. The remaining wall signs will still be subject to the 16 sq. ft. cap, and we will limit the total sign-area for all signs on the Building’s north side to 96 sq. ft.² To keep north-side signage below 96 sq. ft., the tenant wall signs will either be less than 16 sq. ft., or some tenant signs may be eliminated altogether (i.e., there will be less than six signs on the Buildings north side). This variance request is only for the Building’s northern side. (See **Enclosure 10**, Main Wall Complex Identification Sign).
 - ii. Reason for Variance: Our sign package creates one complex identification sign on the Building’s north side, as opposed to locating the complex name on the freestanding signs. In order for visitors to identify the name of the complex, this sign needs to be larger than 16 sq. ft. to be visible from Sunrise Dr. This complex identification sign placed on the second floor will allow motorists a better opportunity to identify the Property from both directions of Sunrise Dr.

² We reached this 96-square-foot figure by calculating the total sign area allowed by the Sign Code for the Property’s north building wall: six wall signs each capped at 16 sq. ft. equals 96 sq. ft.

C. Variance Criteria:

Below are the variance criteria and our corresponding responses that justify approving our four requested variances. Unless otherwise noted, the below responses apply to all four of our requested variances:

1. The strict application of the provision would work an unnecessary hardship.

The Property's unique physical and natural characteristics create several unnecessary hardships. First, the configuration of the Property creates several challenges for approaching motorists. Vehicles approaching from the east and west have little lead time to identify the Property because it is situated on a curve, the median landscaping blocks visibility from the street, the Property does not have the advantage of being located on a signaled street corner, and the Property line sits approximately 30 feet from the curb of Sunrise Dr. Furthermore, the Building is angled from Sunrise Dr., making parts of the Building difficult to see from the street. These characteristics create potential safety issues for motorists, especially those not familiar with the Property's location.

Our variance requests will collectively help alleviate this safety hardship by making the Property more identifiable from Sunrise Dr., while respecting the intent and overall signage allocation for the Property. To help motorists as they approach the Property, we are requesting to move the freestanding signs towards Sunrise Dr. and include an additional tenant sign within the monument signage (Requests B(1)(a)-(b)). Doing so will place this signage within motorists' line of sight, and help guide them safely into the Property. We are also requesting to move the Building's wall signs to the second floor and increase the complex identification sign area (Requests B(2)(a)-(b)). These requests will allow motorists to identify this signage sooner, allowing them to safely maneuver into the Property.

In addition to the physical characteristics noted above, the Property sits below the street grade and its first floor is partially obscured by landscaping. Requiring tenant signage to be located on the first floor creates an unnecessary hardship because the Property's grading cannot be changed, and where grading is not a problem, the landscaping must be eliminated to provide a clear view of the Buildings. Our request to move first-floor tenant signage to the second floor (Request B(2)(a)) eliminates this hardship by making this signage visible from the street.

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.

The physical conditions that create the unnecessary hardships described above are specific to the Property. The Property's architecture, location, and placement are unique, especially compared to the other commercial structures in the area. These other structures were clearly designed as office complexes, have visible signage throughout, and do not sit below the grade of Sunrise Dr. at a curve in the road.

3. The unnecessary hardship does not arise from a condition created by an action of the owner of the property.

The unnecessary hardships relating to the Property are solely caused by the physical characteristics of its land and structures, none of which were created by the Owner. The Property's topography, existing landscaping, design of the Building, and location of the Property line are all unnecessary hardships. In addition, MDA designed and constructed the Building to fit the needs of a non-profit headquarters with little need for signage. The current Owner has purchased the Property with all of these physical characteristics in place. Without another headquarters to replace MDA, the Building is being appropriately repurposed to a multi-tenant office complex. As such, the signage must be easily visible so that drivers can safely maneuver on Sunrise Dr., despite the existing physical conditions. Our request to relocate and adjust the Property's signage will allow the Owner to accommodate the above conditions that it did not create.

4. The variance is the minimum necessary to afford relief.

We are requesting only what is needed to avoid the unnecessary hardships described above. Collectively, our requests will not result in the expansion of total signage area on the Property. Instead, our requests focus on placing signage in areas where it will be more easily identifiable from Sunrise Dr. Individually, our requests are the minimum necessary to provide relief:

- Request B(1)(a): This request will place the freestanding monument signage within the setback so that it can be seen by motorists, but in a location far enough away from the street so that it does not create a safety hazard and maintains the intent of the Sign Code in location of freestanding signs. The result is a sign that helps better identify the Property while being safely set back from Sunrise Dr.
- Request B(1)(b): This request will replace the complex ID copy on our freestanding identification signs with tenant copy. This request will not result in an additional sign or sign area. This is simply a change of copy on an otherwise Sign-Code compliant sign.
- Request B(2)(a): This request will simply relocate signage up one story, from the first floor to second floor. This move will not increase the number of signs, nor increase total signage area. The result will be signage that is visible from the street.
- Request B(2)(b): This request will increase the area of one wall sign for complex identification, but does not increase the number of signs or the Building wall's total signage area. Our request caps total sign area at 96 sq. ft., which will result in the tenant signage area being reduced or some tenant signs being eliminated.

5. The variance does not allow a use which is not permitted in the zone by the code.

The Code permits professional and semi-professional office uses within the TR zone. § 18.31.010. The Owner will use the Property as a multi-tenant professional/semi-professional office complex, and therefore will utilize the Property as allowed by Code.

6. The variance is not granted solely to increase economic return from the property.

We designed our signage, including our variance requests, to allow for safe access into the Property. The MDA's prior use of the Property did not require a high degree of visibility because the majority of those accessing the Property were employees, not visitors. With multiple tenants – some of which may have regular customer traffic – it is important that visitors be able to safely identify the Property. Our variance requests will adjust the Property's signage in order to help drivers to better identify the Property, therefore making it safer for them and surrounding drivers. Therefore, these requests are not done solely to increase economic return.

7. The variance will not cause injury to or adversely affect the rights of surrounding property owners and residents.

Our variance requests are minimal and will not adversely affect or cause injury to surrounding property owners. Our requests focus on moving and repositioning signage already allowed by Sign Code. There will be no increase in the total signage area, nor an increase in illuminated signage. Furthermore, these requests are limited to the Building's north side, and will not impact the residential areas to the Property's south. Our goal with these variances is to improve the Property's visibility from Sunrise Dr. in order to promote safety, while not detracting from the Property's unique architecture and existing landscaping. We believe this goal will actually serve to improve the area and positively affect the neighboring properties.

8. The variance is in harmony with the general intent and purposes of the Code and the provision from which the variance is requested.

The Sign Code's purpose is to establish sign standards "that reflect the community decision to preserve and enhance the natural, scenic desert environment of Pima County and to promote the health, safety and welfare of the community." § 18.79.010. The Sign Code's intent is to authorize the use of signs that:

1. Encourage an aesthetic appearance compatible with the surrounding human and natural environment along street frontages;
2. Encourage the clear visibility of the mountain and desert environment and improve the quality of the visual appearance of the community;
3. Promote signs that are appropriate to the type of activity to which they pertain;
4. Encourage legibility of sign information along street frontages;
5. Protect astronomical observation and minimize light intrusion onto adjacent property; and
6. Reduce visual clutter and glare in order to:
 - a. Promote traffic and pedestrian safety; and
 - b. Encourage the clearest possible visual perception of existing adjacent businesses and existing signs.

§ 18.79.010(A).

Our variance requests are in harmony with the general intent and purpose of the Sign Code. As described above, our variance requests have been designed to improve the legibility of signage from Sunrise Dr. in order to help motorists quickly and safely identify the Property. At the same time, our variance requests fit within a high-quality sign package that is appropriate for a professional office use and blend with the Property's unique design and extensive landscaping. These variances, as part of our overall sign package, preserve the natural beauty of the Property while striving to improve public welfare and safety. As a result, our variance requests align with the Sign Code's purpose and general intent.

Each individual variance request is also in harmony with the intent of the individual Sign Code provisions. All of our variance requests will permit the Property's signage to be more visible and legible from the street, thus promoting motorist safety. Furthermore, request B(1)(a) will place monument signage and walls safely within the setback so they are more visible to motorists along Sunrise Dr. While within the 20-foot property-line setback, these walls will range between 19 and 40 feet from the street. The result is visible signage that is a safe distance away from Sunrise Dr.

9. The variance does not violate state law or other provisions of Pima County ordinances.

Our variance requests do not violate any state law or provision 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.

Each of the hardships described in Criterion No. 1 come directly from the physical characteristics of the land. The sloping grade from Sunrise Dr., the existing landscaping, and the design and angle of the Building are the reasons for these requests. We request these variances to overcome the Property's unique physical characteristics, and improve the visibility and legibility of the signage from Sunrise Dr. It is essential to the safety of our tenants and their customers that visitors driving to the Property be able to easily identify the Property from the street.

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.

If granted, Request B(2)(b) will allow one wall sign to be increased up to 40 sq. ft. so that it can be used as a complex identification sign. This wall sign is essential to the Property because it will be the only sign that will identify the complex by name. Allowing for the increased area for this complex identification sign will allow it to be appropriately sized so that it can be legible by passing motorists. Without this increased area, the sign will not adequately identify the Property.

It is important to remember that this variance request will not increase the sign area on the Building's north side, as we are capping the total sign area at 96 sq. ft. (what is currently allowed

by the Sign Code). The result is a reallocation of sign area between signs, with no total sign area increase.

12. If the variance is from a height limitation, no reasonable use of the property can be made unless the variance is granted.

This variance criterion is not applicable to our request.

Thank you for your time and attention to this request.

Sincerely,



Rory J. Juneman

Sunrise Campbell Investors, LLC
6298 E. Grant Road
Tucson, AZ 85712
(520)296-0200

December 3, 2014

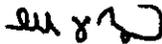
Mr. Thomas Drzazgowski
Deputy Chief Zoning Inspector, Pima County
201 N. Stone Avenue
Tucson, Arizona 85701

Re: Property owner authorization for variance application
3300 E. Sunrise Dr.
Parcel No. 108-12-014C

Dear Mr. Drzazgowski:

This letter is to authorize Lazarus, Silvyn, & Bangs P.C. to file and pursue an application for a variance to the Pima County Zoning Code for the above Property on behalf of Sunrise Campbell Investors, LLC. As our representative, Lazarus, Silvyn, & Bangs P.C. is authorized to take such action as it deems advisable in connection with this application. I have the authority to authorize this representation based on my position as Member/Manager of the LLC.

Sincerely,



Name: Donald L. Baker
Title: Member/Manager, Sunrise Campbell
Investors, LLC

12.2.14



PIMA COUNTY

DEVELOPMENT SERVICES

Variance Application

Revised 12/2013

(Please print or type) **NO PENCIL** Sunrise Campbell Investors, LLC;

Property Owner: River Center PADS, L.L.C. Phone: (520) 296-0200

Owner's Mailing Address: 6298 E. Grant Rd., Ste. 100 City: Tucson Zip: 85712

Authorized Representative: Lazarus, Silvyn, & Bangs, PC Phone: (520)207-4464

Rep's Mailing Address: 4733 E. Camp Lowell Dr. City: Tucson Zip: 85712-1256

Property Address: 3300 E. Sunrise Dr. City: Tucson Zip: 85718

Tax Code Number(s): 108 - 12 - 014C Zone: TR

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

Owner or Applicant's Email Address: rjuneman@lsblandlaw.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: *Rog Juneman* Date: 12/5/14

P148A00089

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

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

Case Title: _____ Co10(1) 14-08
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 _____ DATE ____/____/____.