



PIMA COUNTY
DEVELOPMENT SERVICES

DATE: April 20, 2016
TO: BOARD OF ADJUSTMENT, District 1
FROM: Terrill L. Tillman, Assistant Executive Secretary 
SUBJECT: **P16VA00008 SUNRISE HEIGHTS, LLC – E. SUNRISE DRIVE**
Scheduled for public hearing on May 2, 2016

LOCATION:

The subject property is located at the northwest corner of Camino Esplendor and Sunrise Drive. The property is zoned CB-1 (Local Business) zone.

SURROUNDING ZONING / LAND USES:

North	CB-1	Residential Condominiums
South	CB-1	Shopping Center
East	TR	Townhouses
West	CB-1	Shopping Center

PUBLIC COMMENT:

To date, no public comments have been received.

PREVIOUS CASES ON PROPERTY:

There has been no previous Board of Adjustment case on this property.

REQUEST:

The applicant requests a variance to allow main wall identification signs to be located on an attached canopy. Section 18.79.110E13c of the Pima County Zoning Code requires main wall identification signs to be located on the tenant space's building frontage.

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 1.11 acres in size and is zoned CB-1. The subject property was developed in 1985 by an approved development plan (Co12-85-31) for The Village at Dakotah Hills for a retail center and gasoline station. The current use of the site is a music and dance academy and future restaurants. The project was built in conformance with the approved development plan.

This variance request addresses the visibility of main wall identification signs on site. The applicant is requesting to transfer the allowable square footage for main wall identification signs to the attached gasoline canopy. The Pima County Zoning Code section 18.79.110E13c requires that the main wall identification signs be located on the tenant's building frontage. The



retail center with its defunct use of the gasoline station has no sign visibility to the Sunrise Drive street frontage with the exception of the attached canopy. Sunrise Drive is a Major Street and Scenic Route (MSSR) according to the Major Streets and Routes Plans and is classified as a high volume arterial street. The building frontage faces a local street, Camino Esplendor that has limited traffic volumes to attract business.

The Pima County Zoning Code allows mail wall identification signs in a CB-1 zone to be 30 square feet or 1.5 square feet of area for every lineal foot of building frontage, whichever is greater, but not to exceed 150 square feet.

Staff supports these requests due to the need to clearly identify the provision of services along a major thoroughfare for safe entrance into the site.

RECOMMENDATION:

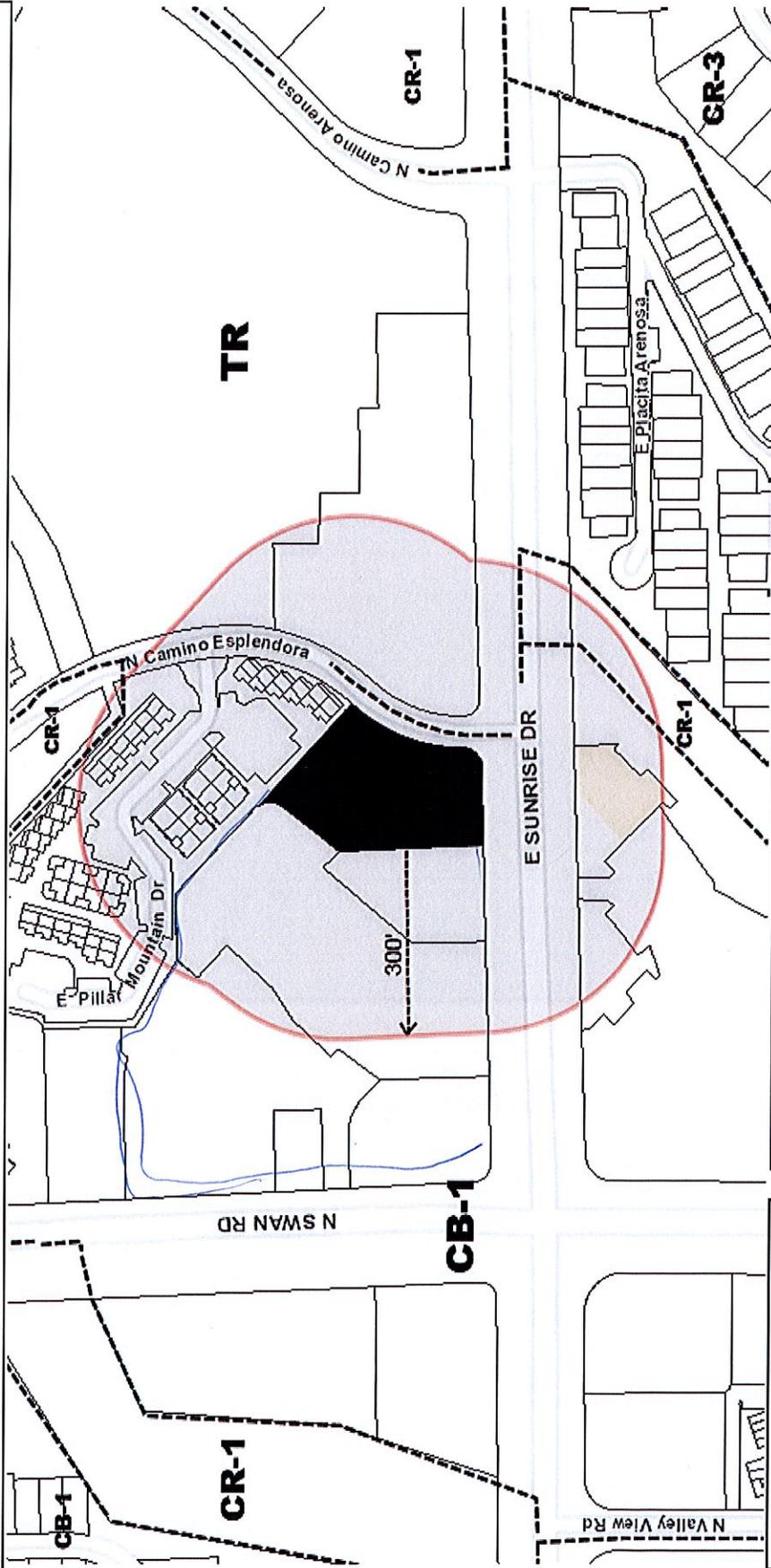
Staff recommends **APPROVAL** of the variance request. The transfer of square footage for the main wall identification signs provides increased visibility of services and increases traffic safety. The variance is not granted solely to increase the economic return from the property and does not appear to cause injury or adversely affect the rights of surrounding property owners and residents as noticed 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;
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 HEIGHTS LLC—E. SUNRISE DRIVE



LEGEND

- Petition Area
- Notification Area

NOTES

File no.:	P16VA00008	Tax Code(s):	109-08-126Q, T,&U
Application:	VARIANCE	Base Map:	48
		Drafter:	A.H.



3/25/2016



**Subject
Property**

**P16VA00008 Sunrise Heights, LLC - East Sunrise Drive
Sign Variance Request**

N

N SWAN RD

SUNRISE DR

SUNRISE DR

LEGEND

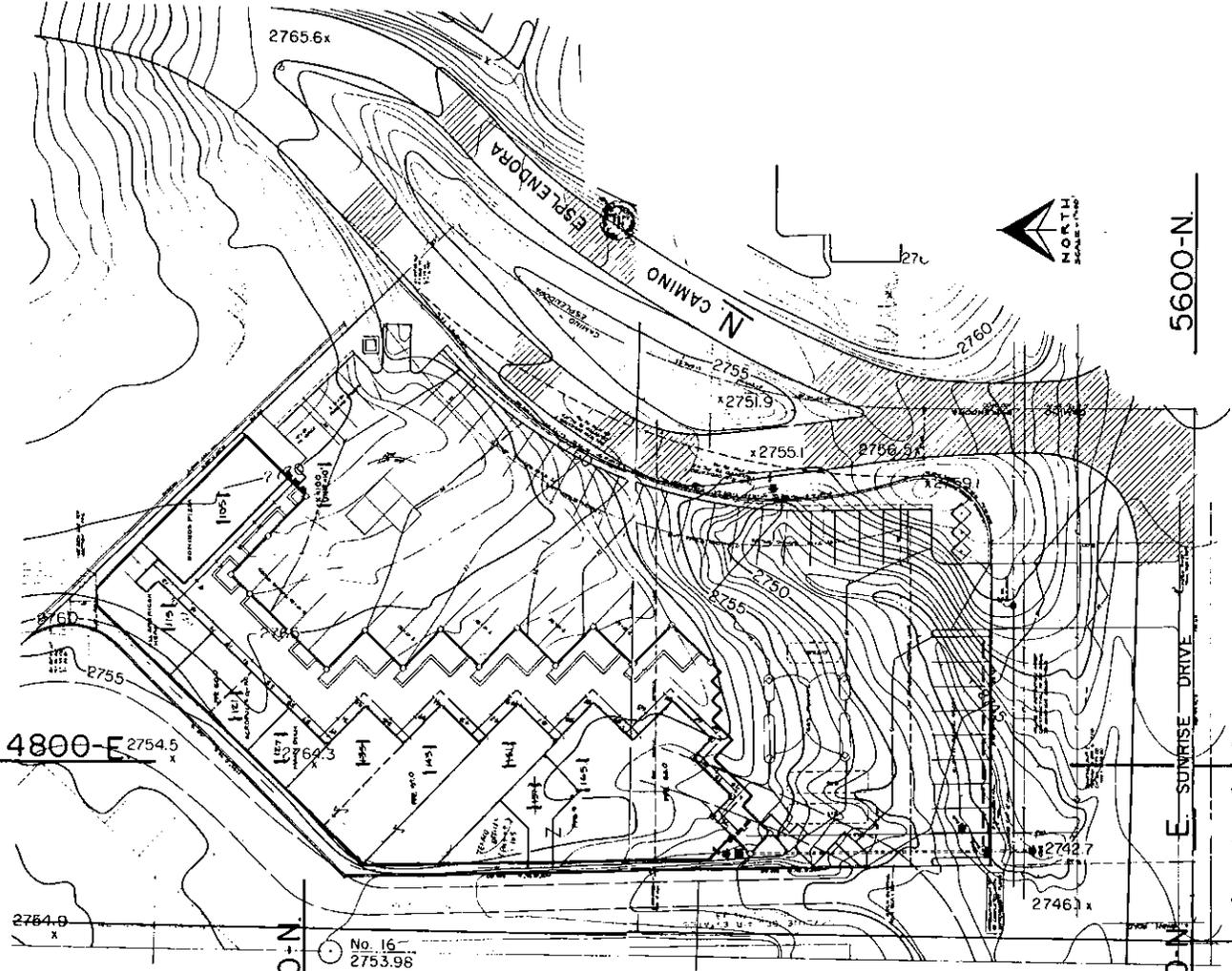
- PROPOSED SET BACK FROM PAVED L.S. NO. 19009
- ROAD AS SHOWN
- EXISTING PAVEMENT
- NEW PAVEMENT
- EXISTING SIDEWALK
- EXISTING WATER MAIN
- EXISTING WATER LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE

5650-N

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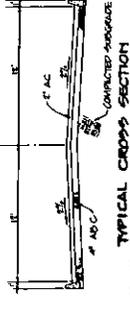
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No. 16
2753.98

MAP 48 ZONE CB-1
Gen. Address: 4811 E. Sunrise Dr.
CO 12-85-31



APPROVED BY THE REVIEW COMMITTEE
SUPERVISOR COORDINATOR
DATE 8-27-05

BK. 5 PG. 51 SHT. 1 of 1

CO 12-85-31

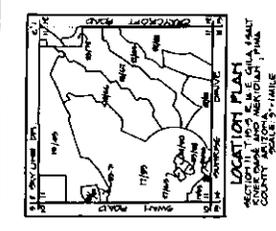


APPROVED BY THE REVIEW COMMITTEE

DATE 8-27-05

BK. 5 PG. 51 SHT. 1 of 1

CO 12-85-31



GENERAL NOTES:

1. The gross area of this development is 1.17 acres.
2. The total number of units is 1 commercial unit.
3. The total width of new private streets is 60 ft.
4. East of bearing: Center line of Sunrise Drive as recorded on the plat of 8/27/05, Plate 10, Page 33 of Maps and Plats, bearing being S 89° 31' 30" E.
5. Station of Elevation: East 600 center line intersection, Sun Road and Sunrise Drive, Pima County Department of Transportation - Blue Elevation - 727.35.
6. All public work or adjacent to this subdivision shall be constructed in accordance with the standards of the Pima County Department of Public Works, and that construction plans shall be submitted to the Pima County Department of Public Works for their review and approval. All construction shall be completed prior to the issuance of a certificate of occupancy for this subdivision.
7. The developer shall have all private roads shown on this plat, but it is recommended that the developer provide for all private roads.
8. If, in the opinion of the Pima County Department of Public Works, the proposed subdivision, as shown on this plat, does not meet the requirements of the subdivision ordinance of Pima County, Arizona, the developer shall be required to submit additional plans to the Pima County Department of Public Works for their review and approval.
9. Any relocation, modification, etc. of existing utilities and/or public improvements shall be the responsibility of the proposed development and shall be at the expense of the developer.
10. If, in the opinion of the Pima County Department of Public Works, the proposed subdivision, as shown on this plat, does not meet the requirements of the subdivision ordinance of Pima County, Arizona, the developer shall be required to submit additional plans to the Pima County Department of Public Works for their review and approval.
11. ANY DEVELOPER ASSUMING THE PUBLIC UTILITY RESPONSIBILITY SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY WORK AND SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY WORK AND SHALL BE RESPONSIBLE FOR THE COSTS OF THE UTILITY WORK.
12. Developer to hold Pima County and Pima County Flood Control District #4 easements in the area of the proposed subdivision.
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15. The easement area which is to serve this subdivision and is maintained by Pima County is Genie Esplanade and is adjacent to this subdivision.
16. On-site sanitary sewer will be installed and will be constructed, installed and maintained by the developer. The existing public sanitary sewer is adjacent to this subdivision and is maintained by the Pima County Water Wastewater Department at the time of submittal of plans.
17. Landscaping will be done as per Art. 12, Ch. 29.
18. 12,000 SF Grass
19. 110 SF Public Restrooms
20. 200 SF Public Restrooms
21. 500 SF Concrete Utility Structure
22. 100 SF Concrete Utility Structure
23. 100 SF Concrete Utility Structure
24. 100 SF Concrete Utility Structure
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DEVELOPMENT PLAN

THE VILLAGE AT DAKOTA HILLS
PLAT 10, PAGE 33 OF MAPS AND PLATS
RECORDED IN BOOK 10
PAGE 33 OF PIMA COUNTY, ARIZONA

URBAN
PLANNING
SUPERVISOR
DATE 8-27-05



APPROVED BY THE REVIEW COMMITTEE

DATE 8-27-05

BK. 5 PG. 51 SHT. 1 of 1

CO 12-85-31

CO 12-85-31

**VARIANCE
SUNRISE HEIGHTS
4811 E. SUNRISE DRIVE**

REQUEST

1) TO ALLOW MAIN WALL IDENTIFICATION SIGNS TO BE LOCATED ON THE CANOPY FOR ALL TENANTS IN CENTER.
18.79.110E13C - All main wall identification signs shall be located on the building frontage designated on the tenant space's site plan.

TENANTS WILL BE ALLOWED TO USE THE FRONTAGE ALLOTTED FOR THE FRONT AND BACK OF THEIR TENANT SPACES.

1	COVER PAGE
2	SIGN LOCATION PHOTOS
3	SITE MAP

FILE NAME: 11908(WO)4811 SUNRISE DR PROJECT

JOB NAME:

JOB ADDRESS: 4811 E. SUNRISE DR.

CITY: TUCSON/PIMA COUNTY

SUITE: N/A

ZIP: 85718

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



3808 E. 38TH STREET
TUCSON, ARIZONA 85713

520.748.1540

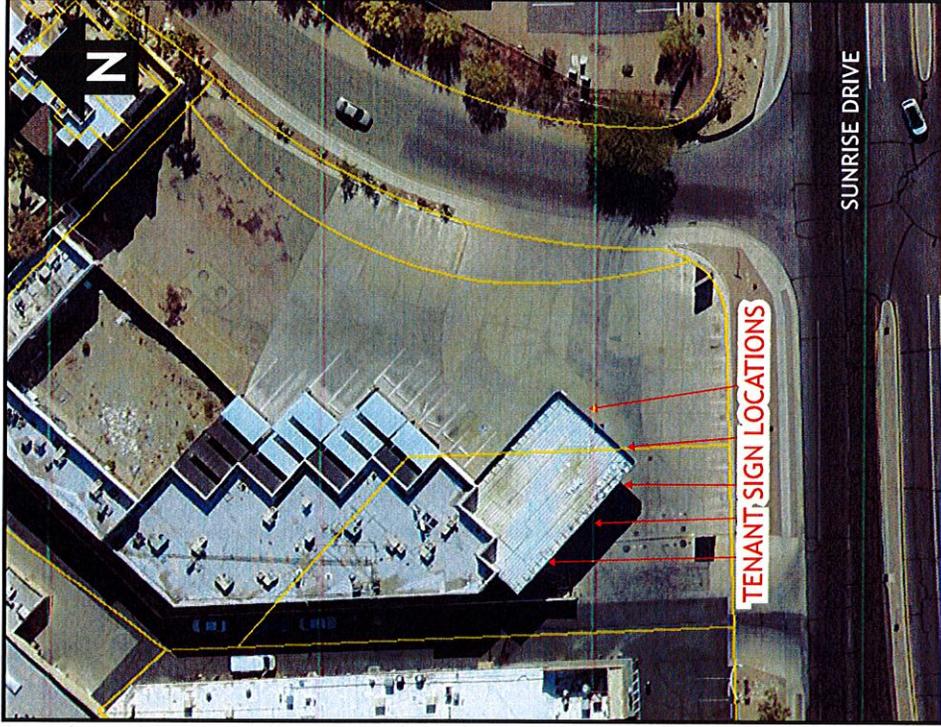
520.571.9120 Fax

VARIANCE COPY

* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE
** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN. SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION

SITE MAP

NOT TO SCALE



... DUE TO PLOTTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL-OUTS SHOWN. SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.
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ACCEPT DATE: _____ BUYER SIGNATURE: _____

SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____

PAGE 1 OF 1



3808 E. 38TH STREET
TUCSON, ARIZONA 85713

520.748.1540

520.571.9120 Fax

VARIANCE COPY



Variance Application

Revised 12/2013

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

Property Owner: Sunrise Heights Phone: _____

Owner's Mailing Address: 6179 E. Broadway Blvd. City: Tucson Zip: 85711

Authorized Representative: Addisigns Phone: 520-748-1540

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

Property Address: 4811 E. Sunrise Dr. City: _____ Zip: _____

Tax Code Number(s): 109 - 03 - 1264 Zone: CB-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. Lu Date: 3/21/14

#1

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

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

Case Title: Sunrise Heights LLC - E. Sunrise Drive Co10() P16VA00008
OWNER'S NAME - STREET NAME (EX. JONES- E. SPEEDWAY BOULEVARD)

requests a variance(s) to Section(s) 10-79-110 E Bc of the Pima County Zoning Code which requires all main wall signs to be located on the building frontage designated on the tenant space's site plan

REC'D AT DEVELOPMENT SERVICES - PLANNING DIVISION BY AWA DATE 3/22/14

Sunrise Heights

Sunrise Heights represented by Addisigns, on property located at 4811 E. Sunrise Drive, requests a variance:

1. **To allow main wall identification signs to be located on the canopy for all tenants in the center.** 18.79.110E13c - all main identification signs shall be located on the building frontage designated on the tenant space's site plan.

The variance to allow main i.d. signs on the front canopy will help with better identification for the individual tenants that are recessed to the back of the complex. Putting tenant signs on the front canopy will promote safety and help the flow of traffic to the premise and keep in harmony a consistent and uniform look. This will allow tenants in the center to position signs on the "south canopy" portion of the building.