



Board of Adjustment STAFF REPORT

AGENDA

TO: CASA GRANDE BOARD OF ADJUSTMENT

FROM: Laura Blakeman, City Planner

MEETING DATE: June 10, 2014

REQUEST

Request by Ginger Bottorff, for the following land use request located at the Acacia Landing subdivision:

1. DSA-14-00048: Variance from the following Sign Code Provision:
 - a. Section 603.2 R-1 District: To have three (3) monument signs of 12 square feet each, whereas two (2) square feet is the maximum allowed in the R-1 zoning districts.

APPLICANT/OWNER

Ginger Bottorff
AAA Landscape
3747 E. Southern Avenue
Phoenix, AZ 85040
P: 602-410-2908
Email: g.bottorff@aaalandscape.com

Acacia Landing Homeowners Association
PMG Services
1839 S. Alma School Road, Suite 150
Mesa, AZ 85210
P: 480-829-7400

HISTORY

December 18, 1989: Ordinance #1178.24 was adopted by the Mayor and City Council adding single family residential as a permitted use in the R-3 Zoning District.

March 20, 2000: CGPZ-071-000: The Final Plat for Acacia Landing was approved by the Mayor and City Council.

April 2, 2001: Ordinance #1397.17.28 was adopted by the Mayor and City Council eliminating single family residential as a permitted use in the R-3 Zoning District.

December 2, 2013: DSA-13-00125: A Zone Change from R-3 (Multi-Family

Overview

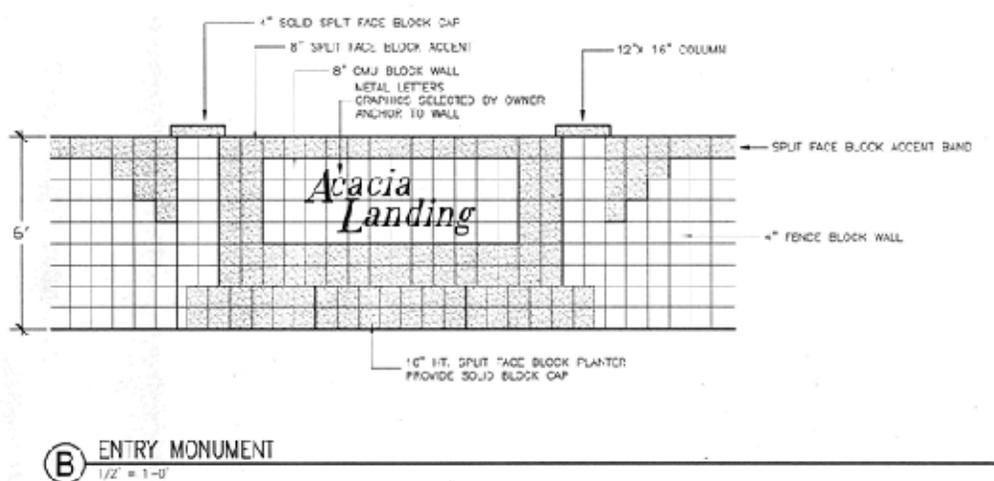
Regulations regarding signage are set forth within the City's Sign Code. The City's Sign Code allocates signage based on the zoning district of where the site is located. The residential zoned properties have signage tailored to each residential zone district, whereas the commercial and industrial zoning districts have the same sign allocation (with some exceptions for B-1, neighborhood business zoning district). The sign code allows for some departure of the sign code requirements through a Comprehensive Sign Plan (for commercial development and PAD's) or the creation of a Special Sign District.

The Acacia Landing subdivision is zoned R-1 (single family residential – 7,000 square foot lots minimum) and R-1a (single family residential - 5,000 square foot lots minimum). Because the subdivision is located in the R-1 zoning districts, the sign code specifies the following signage allocation:

Section 603 – R-1 Zoning Districts

- a. One (1) non-illuminated sign per parcel not exceeding two (2) square feet in area giving the name and address of the land or building on which displayed, or the owner or lessee thereof.
- b. Said sign shall be wall mounted or low profile.

In March of 2000, the Final Plat for the Acacia Landing subdivision was approved. As part of the landscape plans, the monument entry signage was approved for the subdivision:



The monument entry sign is located at the southwest corner of Pottebaum Avenue and 9th Street. At the time the signage was approved, the site was zoned R-3 (multi-family

residential). Based on the R-3 zoning district, the site is permitted the following signage allocation:

Section 603 – R-3 District

- a. One (1) non-illuminated sign per parcel not exceeding twelve (12) square feet in area giving the name, address and use conducted on the property.
- b. Said sign shall be wall mounted, or low profile. If low profile, said sign shall be parallel to the street and shall not project into the front yard setback area.

Based on the existing sign, the monument entry sign meets the signage calculation for the R-3 zoning district calculating the sign lettering which was approximately 5'4"x2' totaling 10.6 square feet.

In 2001 the City amended the Zoning Code removing single family homes as a permitted use within the R-3 Zoning District. Accordingly, all of the existing single family homes in the Acacia Landing subdivision are classified as legal non-conforming uses.

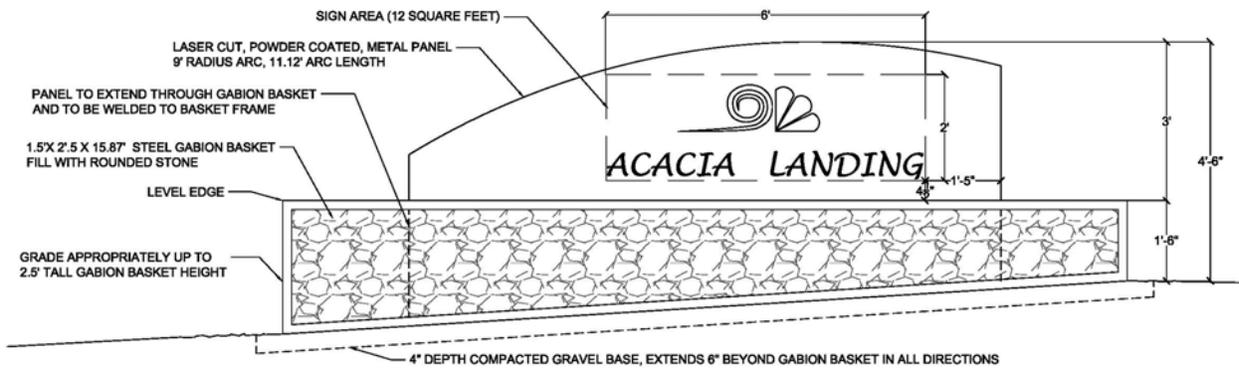
Per City Code section 17.64.010 (D), current homes can remain for the life of the structure but could not be reconstructed if they were to be destroyed by fire or other causes.

To rectify this situation, in October 2013, the City of Casa Grande initiated a zone change R-3 to R-1a. The R-1a zone district allows single family homes as a permitted use with a minimum lot size of 5,000 sq. ft. At the time the zone change was approved, the single family homes located within the Acacia Landing subdivision became legal conforming uses and will be in compliance with zoning.

As a result of the 2013 zone change from R-3 to R-1a (multi-family residential to residential), the site's existing monument entry signage is considered legal non-conforming. Because the site is zoned single family residential (R-1/R-1a), the zoning limits the amount of signage allowed for the site.

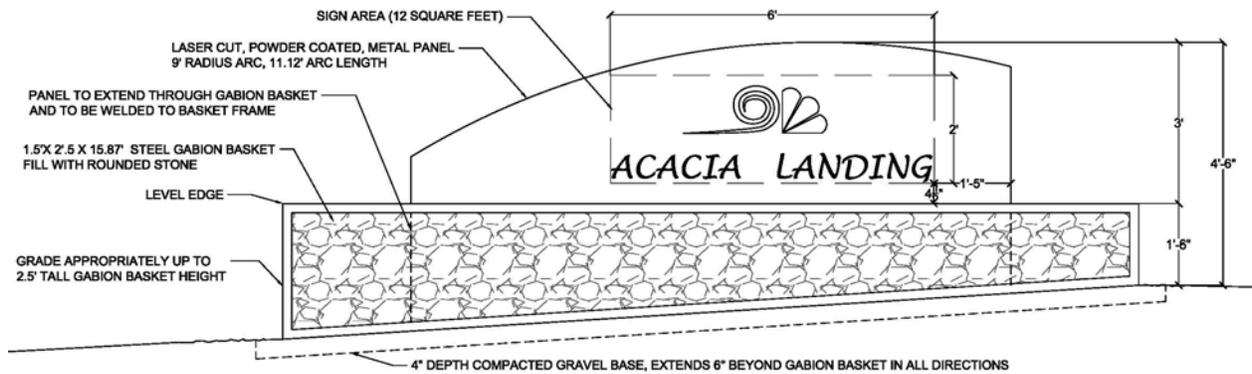
R-3 Zone Signage allocation	R-1/R-1a Signage allocation
<p>a. One (1) non-illuminated sign per parcel not exceeding twelve (12) square feet in area giving the name, address and use conducted on the property.</p> <p>b. Said sign shall be wall mounted, or low profile. If low profile, said sign shall be parallel to the street and shall not project into the front yard setback area.</p>	<p>a. One (1) non-illuminated sign per parcel not exceeding two (2) square feet in area giving the name and address of the land or building on which displayed, or the owner or lessee thereof.</p> <p>b. Said sign shall be wall mounted or low profile.</p>

The applicant is applying for a variance to allow for three monument signs of 12 square feet, whereas 2 square feet is the maximum allowed in the R-1 zoning districts (see the sign locations and the site plan).

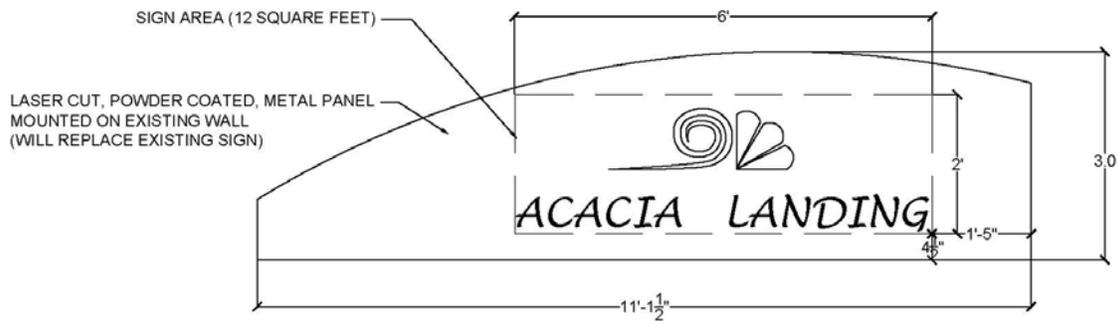


4 S/E CORNER COLORADO AND 11TH STREET MONUMENT PROFILE
L-1.2 SCALE: 1.5"=1'





4 S/W CORNER MCMURRAY AND POTTEBAUM MONUMENT PROFILE
L-1.1 SCALE: 1.5"=1'



4 S/W CORNER POTTEBAUM AND 9TH MONUMENT PROFILE
L-1.2 SCALE: 1.5"=1'



The variance is being requested because the Acacia Landing Homeowner's Association has stated that they are unable to enhance their identity as other communities in the Casa Grande (see Exhibit B).

Staff has determined that the Sign Code does not address monument entry subdivision signs. The majority of the City's residential subdivisions are zoned PAD (Planned Area Development). The PAD zoning is an alternative to conventional zoning. The purpose of a PAD Zoning is to encourage a more creative approach in the utilization of land and provide land uses that are compatible with the surrounding area.

As part of a Planned Area Development, a Comprehensive Sign Plan is required. The sign plan included details on the location and the architectural design of the proposed monument entry subdivision signs and other related signage.

CONFORMANCE WITH THE VARIANCE CRITERIA:

The Board, in reviewing a Variance request, shall find that the request satisfies the considerations listed below.

The applicant provided a Justification Statement (Exhibit A) that presents how they believe their request meets the criteria. Staff's analysis is as follows:

- A. *That there are special circumstances or conditions applicable to the property referred to in the application which do not prevail on other property in that zone;*
- As a legal non-conforming use, the existing sign is allowed to remain as it has historically. However, the Acacia Landing subdivision is limited to the amount of square footage for their sign as opposed to other residential subdivisions.
- B. *That the strict application of the regulations would work an unnecessary hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights;*
- Acacia Landing is limited in regards to the amount of signage that they can have because the site is zoned for residential (only 2 square feet of signage is allowed in R-1 Zone Districts). However, the City rezoned the site and further limited their allowable signage from 12 square feet to 2 square feet. This restriction conflicts with the continued enjoyment of the existing property rights.
- C. *That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements of the neighborhood.*
- The variance request is to allow for three monument signs of 12 square feet, whereas 2 square feet is the maximum allowed in the R-1 zoning districts. The proposed signs are to be located in the landscape retention areas owned by the Homeowner's association and are aesthetically compatible to the existing monument entry sign. The granting of the variance will not affect the health, safety or welfare of the public nor cause any cause injury to property or neighborhood improvements.

Public Notification

Public hearing notification efforts for this request meet the requirement set out by City Code:

- A notice was published in the Casa Grande Dispatch on May 23, 2014.
- A notice was sent to all property owners within 200 ft. of the subject site on May 20, 2014.
- A public hearing sign was posted by the applicant on the subject site on May 27, 2014.

Inquiries/Comments

Staff received an email from Mr. Scott Kronberg who resides within the Acacia Landing Subdivision (see attached Exhibit C).

STAFF RECOMMENDATION

Staff recommends the Board approve DSA-14-00048, the Variance request from Section 603.2 R-1 District to have three (3) monument signs of 12 square feet.

Exhibits:

Exhibit A – Site Plan

Exhibit B – Applicant’s Justification Statement

Exhibit C – Email from Dr. Scott L. Kronberg

Exhibit A



Acacia Landing - Monuments
 Casa Grande, Arizona
 Monument Plans

NOT FOR CONSTRUCTION

This drawing and design is the property of AAA Landscape and is not to be reproduced in whole or part, nor employed for any purpose other than specifically permitted in writing by AAA Landscape. This drawing is loaned and subject to return on demand. All rights reserved. Copyright 2014 AAA Landscape ID

DATE	05/05/14
PROJECT	13-14-0188-011
DESIGNER	GGG
REVIEWER	JPS
VERSION	VERSION 1
REVISION	



VICINITY MAP
 L-1.0 / SCALE 1"=40'

- L1.0 - COVER SHEET
- L1.1 - S/W CORNER MCMURRAY AND POTTEBAUM MONUMENT
- L1.2 - S/E CORNER COLORADO AND 11TH STREET MONUMENT
- L1.3 - NW CORNER 9TH STREET AND POTTEBAUM ENTRANCE

KEY

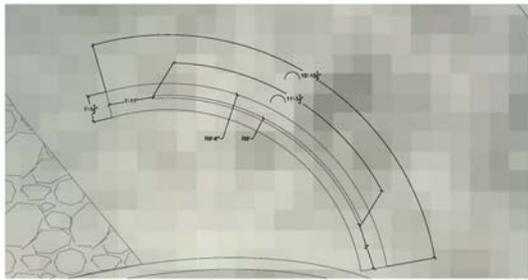
- MONUMENT IMPROVEMENTS
 1. S/W CORNER MCMURRAY AND POTTEBAUM MONUMENT
 2. S/E CORNER COLORADO AND 11TH STREET MONUMENT
 3. NW CORNER 9TH STREET AND POTTEBAUM ENTRANCE MONUMENT



SHEET NO.	COVER SHEET
SHEET NAME	L-1.0

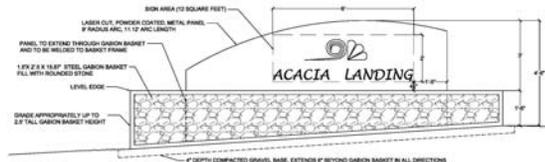


1 S/W CORNER MCMURRAY AND POTTEBAUM PLANTING PLAN
L-1.1 SCALE: 1/8"=1'-0"



3 S/W CORNER MCMURRAY AND POTTEBAUM MONUMENT PLAN
L-1.1 SCALE: 1/8"=1'-0"

EXISTING ZONING: R-1
PROPOSED VARIANCE:
CONSTRUCT 12 SQ. FT. SIGN,
WHERE 2 SQ. FT. SIGN IS ALLOWED



4 S/W CORNER MCMURRAY AND POTTEBAUM MONUMENT PROFILE
L-1.1 SCALE: 1/8"=1'-0"



2 MONUMENT LOCATION
L-1.1 SCALE: NOT TO SCALE

PLANT SCHEDULE MCMURRAY & POTTEBAUM

SPECIES	QTY	COMMON NAME / BOTANICAL NAME	COST
1	5	Pony's Agave / Agave parryi	5 gal
2	2	Barbara Karst Bougainvillea / Bougainvillea x 'Barbara Karst'	5 gal
3	3	Dwarf Bottlebrush / Callistemon viminalis 'Captain Cook'	5 gal
4	4	Bush Morning Glory / Convolvulus esocum	5 gal
4	1	New Gold Lantana / Lantana x 'New Gold'	1 gal
2	2	Dylan Red Lantana / Lantana 'Dylan Red'	1 gal

EXISTING PLANTS

EXISTING TREE TO REMAIN	2
EXISTING LANTANA X 'NEW GOLD' TO REMAIN	0
EXISTING SPECIES TO REMAIN	1/0



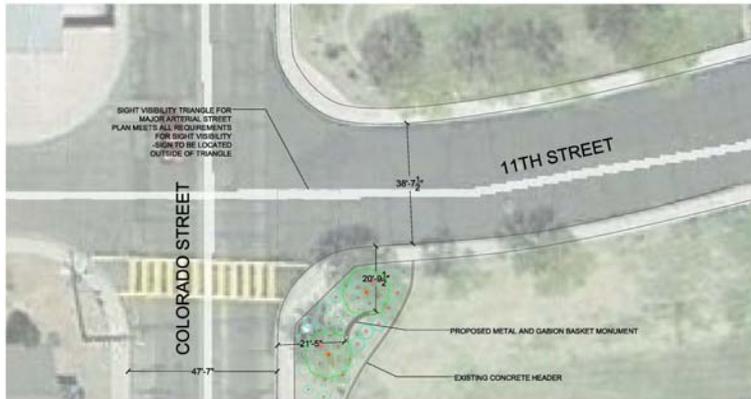
Acacia Landing - Monuments
Casa Grande, Arizona
Monument Plans

NOT FOR CONSTRUCTION

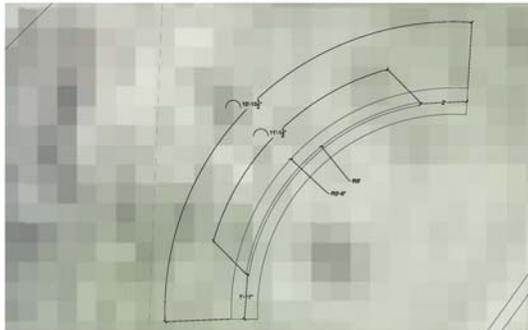
This drawing and design is the property of AAA Landscape and/or designer and is not to be reproduced in whole or part, nor employed for any purpose other than specifically permitted in writing by AAA Landscape. This drawing is loaned and subject to return or demand. All rights reserved. Copyright 2014 AAA Landscape ©

DATE: 05-28-14
PROJECT: 13-14-128-017
DESIGN BY: GSA
REVIEW BY: JPL
VERSION: VERSION 1
REVISIONS:

SHEET TITLE: MONUMENT PLAN
SHEET NUMBER: L-1.1

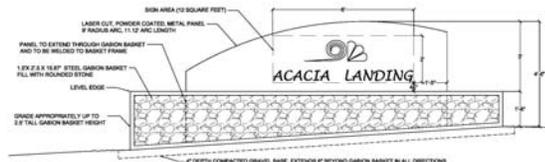


1 S/E CORNER COLORADO AND 11TH STREET PLANTING PLAN
L-1.2 SCALE: 1/8"=1'-0"



3 S/E CORNER COLORADO AND 11TH STREET MONUMENT PLAN
L-1.2 SCALE: 1/8"=1'-0"

EXISTING ZONING: R-1
PROPOSED VARIANCE:
CONSTRUCT 12 SQ. FT. SIGN,
WHERE 2 SQ. FT. SIGN IS ALLOWED



4 S/E CORNER COLORADO AND 11TH STREET MONUMENT PROFILE
L-1.2 SCALE: 1/8"=1'-0"



2 MONUMENT LOCATION
L-1.2 SCALE: NOT TO SCALE

PLANT SCHEDULE COLORADO AND 11TH

SPECIES	QTY	COMMON NAME / BOTANICAL NAME	COST
3	3	Pony's Agave / Agave parryi	5 gal
4	2	Barbara Karst Bougainvillea / Bougainvillea x 'Barbara Karst'	5 gal
4	2	Dwarf Bottlebrush / Callistemon viminalis 'Captain Cook'	5 gal
4	4	Bush Morning Glory / Convolvulus esocum	5 gal
3	3	Giant Temperate / Temperate lundana	5 gal
2	2	Yellow Yucca / Temperate yucciflora 'Yellow'	5 gal
5	1	New Gold Lantana / Lantana x 'New Gold'	1 gal
2	2	Dylan Red Lantana / Lantana 'Dylan Red'	1 gal

EXISTING PLANTS

EXISTING TREE TO REMAIN	2
EXISTING LANTANA X 'NEW GOLD' TO REMAIN	0



Acacia Landing - Monuments
Casa Grande, Arizona
Monument Plans

NOT FOR CONSTRUCTION

This drawing and design is the property of AAA Landscape and/or designer and is not to be reproduced in whole or part, nor employed for any purpose other than specifically permitted in writing by AAA Landscape. This drawing is loaned and subject to return or demand. All rights reserved. Copyright 2014 AAA Landscape ©

DATE: 05-28-14
PROJECT: 13-14-128-017
DESIGN BY: GSA
REVIEW BY: JPL
VERSION: VERSION 1
REVISIONS:

SHEET TITLE: MONUMENT PLAN
SHEET NUMBER: L-1.2



1 SW CORNER POTTEBAUM AND 9TH STREET PLANTING PLAN
L-1.2 SCALE: 1/8"=1'-0"

PLANT SCHEDULE 9TH ST AND POTTEBAUM

PLANT	QTY	COMMON NAME / BOTANICAL NAME	SIZE
1	1	Plant in Space - Open Area	1' sq
2	8	Redbud Tree (Reynoldsia) / Reynoldsia - Barkless Green	7' sq
3	7	Green Redwood / Callodaphne - Barkless Green	7' sq
4	8	Red Redwood Tree / Callodaphne - Barkless Green	7' sq
5	4	Japanese Garden Spire	7' sq
6	4	Red Tree / Reynoldsia Barkless	7' sq
7	4	Red Tree / Reynoldsia Barkless	7' sq
8	1	Green Redwood / Callodaphne - Barkless Green	7' sq
9	1	Green Redwood / Callodaphne - Barkless Green	7' sq
10	1	Green Redwood / Callodaphne - Barkless Green	7' sq
11	1	Green Redwood / Callodaphne - Barkless Green	7' sq
12	1	Green Redwood / Callodaphne - Barkless Green	7' sq

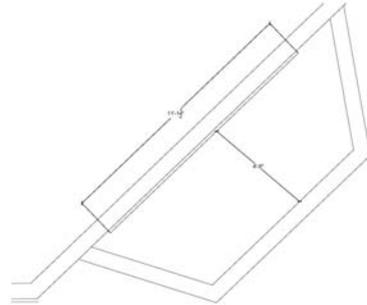
EXISTING PLANTS

1	1	Green Redwood / Callodaphne - Barkless Green	7' sq
2	1	Green Redwood / Callodaphne - Barkless Green	7' sq
3	1	Green Redwood / Callodaphne - Barkless Green	7' sq

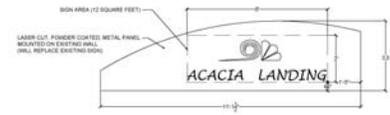
EXISTING ZONING: R-1
PROPOSED VARIANCE:
CONSTRUCT 12 SQ. FT. SIGN,
WHERE 2 SQ. FT. SIGN IS ALLOWED



2 MONUMENT LOCATION
L-1.2 SCALE: NOT TO SCALE



3 SW CORNER POTTEBAUM AND 9TH STREET MONUMENT PLAN
L-1.2 SCALE: 1/8"=1'-0"



4 SW CORNER POTTEBAUM AND 9TH MONUMENT PROFILE
L-1.2 SCALE: 1/8"=1'-0"



AAA LANDSCAPE
1014 S. UNIVERSITY AVENUE
TUCSON, ARIZONA 85724
520.227.2447

Acacia Landing - Monuments

Casa Grande, Arizona
Monument Plans

NOT FOR CONSTRUCTION

This drawing and design is the property of AAA Landscape and its designer and is not to be reproduced in whole or part, nor employed for any purpose other than specifically permitted in writing by AAA Landscape. This drawing is loaned and subject to return on demand. All rights reserved. Copyright 2014 AAA Landscape, Inc.

DATE:	08/20/14
PROJECT:	13-14-088-017
DESIGNER:	CSB
CLIENT:	AAA
VERSION:	VERSION 1
REVISIONS:	
TITLE: MONUMENT PLAN	
SHEET NUMBER: L-1.3	

Exhibit B

Project Description:

Acacia Landing Homeowner's Association is requesting to enhance their entrances with monuments and landscape plants. The monuments and signs are shown in the Landscape Plans.

Applicant Variance Package:

Acacia Landing Homeowner's would like to request a variance for a legal non-conforming sign for the addition of the community signage.

- A. Currently the areas are zoned R-1a. According to the R-1a zoning ordinance they may only have a 2 square foot sign. Previously, the area was zoned R-3 and permitted proper entrance signs with the allowable size of 12 square feet.
- B. Due to the hardship imposed by the rezoning of the entrance areas, the owner, Acacia Landing Homeowner's Association is currently unable to enhance their identity as the other communities in Casa Grande presently do. With the granting of this variance, Acacia Landing Homeowner's Association would like to install 2 additional monuments and update an existing sign. These monuments adhere to all sign ordinances, right-of-way ordinances, and minimum sight distance requirements under the zoning of R-3. These signs will not obstruct views of any authorized traffic sign, signal of other traffic control device. These signs will not be confused with any authorized traffic signal, sign, or device. These signs do not obstruct vision of the right of the public right-of-way to the vehicle operator during the ingress to egress from, or while traveling on said public right-of-way. The Monuments would also be a visual support to aid in the safety of vehicular traffic by making the entrances a prompt to turn.
- C. These monuments adhere to all sign ordinances, right-of-way ordinances, and minimum sight distance requirements under the zoning of R-3. These signs will not obstruct views of any authorized traffic sign, signal of other traffic control device. These signs will not be confused with any authorized traffic signal, sign, or device. These signs do not obstruct vision of the right of the public right-of-way to the vehicle operator during the ingress to egress from, or while traveling on said public right-of-way. The Monuments would also be a visual support to aid in the safety of vehicular traffic by making the entrances a prompt to turn.

Laura Blakeman - Signage for Acacia Landing Subdivision

From: Scott Kronberg <kronberg100@gmail.com>
To: <laurab@casagrandeaz.gov>
Date: 5/28/2014 12:45 PM
Subject: Signage for Acacia Landing Subdivision

To Laura Blakeman, City Planner for Casa Grande:

I would like to notify the city that I own the house at 1322 E. 11th Street within the Acacia Landing Subdivision and I object to the request for a variance in order to place three signs that are 12 square feet in size at the three street entrances to the Acacia Landing subdivision. I believe that these signs would be excessively large. I do not object to placing a sign of 2 square feet at each of the three entrances to this subdivision.

Thank you for accepting my comments.

Dr. Scott L. Kronberg