



**Board of Adjustment**

AGENDA

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**STAFF REPORT**

**TO:** Casa Grande Board of Adjustment  
**FROM:** James Gagliardi, AICP City Planner  
**MEETING DATE:** August 9, 2016  
**SUBJECT:** **DSA-16-00066:** PhoenixMart Temporary Use Permit for signage

**REQUEST**

**Request by Mark Dunnett of AZ Sourcing LLC** for consideration of the following land use request at 3578 E Florence Blvd. within the PhoenixMart Planned Area Development (PAD):

- 1. DSA-16-00066 Temporary Use Permit** to allow the existing 154 sq. ft. sculptural logo, and the two 728 sq. ft. entry monument signs for Phoenix Mart development to remain for specific time period prior to the approval of a Comprehensive Sign Plan.

**APPLICANT/OWNER**

Mark Dunnett, AZ Sourcing, LLC  
14500 N Northsight Blvd.  
Scottsdale, AZ 85260  
602-358-7845  
[mdunnet@azsourcing.com](mailto:mdunnet@azsourcing.com)

**HISTORY**

December 17, 2007 PhoenixMart site was annexed into the City as part of the "Overfield Farms Annexation", Ordinance No. 2488.

January 17, 2012 PhoenixMart PAD was approved, Ordinance No. 1178.260.1

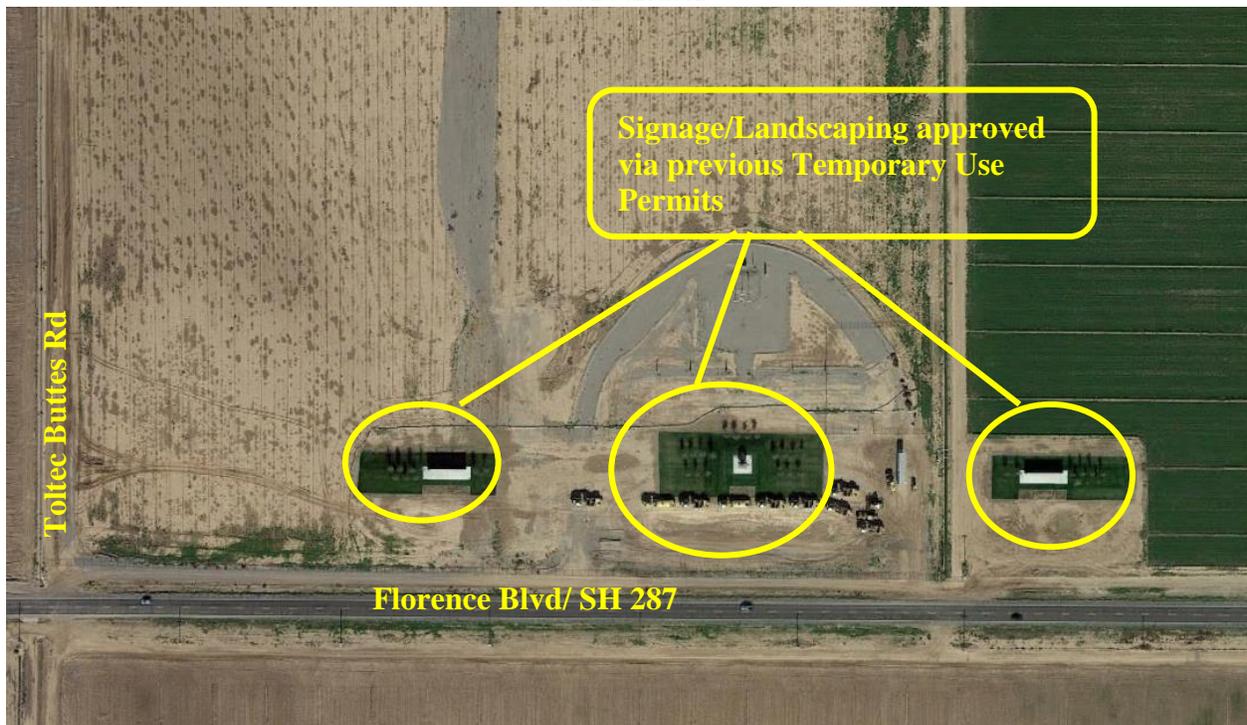
March 11, 2014 Board of Adjustment approved Temporary Use Permit (DSA-13-00164) two allow entry monument signs and landscaping for a period of one year with an additional administratively-granted year extension.

July 15, 2014 Board of Adjustment approves a Temporary Use Permit (DSA-14-00097) and Resolution allowing PhoenixMart sculpture and associated signage prior to approval of a Comprehensive Sign Plan for a period of one year with the ability for a one year administratively-granted extension.

- November 6, 2014 Phoenix Mart Final Development Plan for the Mart building on Lot 1 was approved under DSA-13-00121.
- April 20, 2015 PAD Major Amendment (DSA-14-00190) changing the name from PhoenixMart to *NALTEC (PhoenixMart)* and updating exhibits and land use summary, refining permitted uses and updating the phasing plan.
- June 4, 2015 Final Landscape Plan DSA-15-00015 approved by Planning Commission
- December 3, 2015 Conditional Use Permit and Resolution, DSA-15-00130, was approved by Planning Commission to allow a special purpose fence along Florence Blvd. fronting Phase 1 upon which permissible development signage could be posted.

| PROJECT DESCRIPTION |                                 |
|---------------------|---------------------------------|
| Site Area           | 585 acres                       |
| Current Land Use    | Under Construction- PhoenixMart |
| Existing Zoning     | NALTEC (PhoenixMart) PAD        |

**SITE AERIAL**



## **OVERVIEW**

On March 11 and July 15, 2014, the Board of Adjustment approved Temporary Use Permits allowing two entry monument signs and a sculptural logo with landscaping on the PhoenixMart site (Exhibit A). Signage of this type would customarily be approved as part of a Comprehensive Sign Plan package. Per the PhoenixMart/NALTEC PAD, the Comprehensive Sign Plan (CSP) is to be considered by the Planning Commission. Due to the large size and complexity of the project, the CSP was not ready to be considered for approval at the time that the applicant was requesting approval for these particular entry features. The CSP for PhoenixMart will include attached and detached signage standards for multiple buildings, uses, and areas of the PAD. The two monument entry signs and sculpture are only a small component of this. The staff and applicant agreed that these entry features were an important attraction for the ensuing development. With the approval of these Temporary Use Permits, these features could be allowed prior to the CSP for the entire site.

A CSP had been submitted subsequent to the Temporary Use Permit Approval, but was eventually withdrawn after the applicant did not respond to review items necessary to schedule it for Planning Commission consideration. Now that the building permit for PhoenixMart has been issued, and other complex utility infrastructure alignments have been resolved, construction has resumed. The applicant is again moving forward with a CSP submittal.

The BOA allowed these Temporary Use Permits for a period of a year, with the ability for administration to extend the permit an additional year. Said administrative extensions were approved but as of July of 2016, both Temporary Use Permits have now expired. Accordingly, these entry features must either be removed or granted a new Temporary Use Permit. The applicant is asking for a new Temporary Use Permit to allow an extension of four months (Exhibit B); however, staff is recommending that the Permit allow the existing entry features to be issued for one year, with the ability for staff to approve an additional year extension.

If the approved CSP allows for this signage and sculpture, these entry features could be left in place. Otherwise, if the approved CSP does not allow for these features, they would have to be removed or otherwise modified to comply with the CSP. The initial Temporary Use Permits included turf around the entry features as well as 24" box trees. Much of the landscaping has died and requires replacement. As a condition of approval of this Temporary Use Permit, this dead landscaping is to be reconstituted by September 30, 2016. All landscaping is to be maintained for the duration of the Temporary Use Permit. Since the previous Temporary Use Permit approvals, a Final Landscape Plan was approved by Planning Commission that includes the area where the subject entry features are located. The landscaping per the Final Landscape Plan is required to be in place by the time of certificate of occupancy of the PhoenixMart building.

A Temporary Use Permit for this type request can be considered in accordance with Section 68.210(I) of the Casa Grande City Code.

**17.68.210 In general.**

*Uses permitted subject to special temporary use permit are those temporary uses which are required for the proper function of the community or are temporarily required in the process of establishing a permitted use, or constructing a public facility. Such uses shall be so conducted that they will not be detrimental in any way to the surrounding properties or to the community. Uses permitted subject to a special temporary use permit may include:*

- A. Christmas tree sales;*
- B. Carnivals, circuses, special events of not over seventy-two consecutive hours;*
- C. Garage sales (limited to sixty consecutive hours);*
- D. Parking and storage of earth moving or construction equipment;*
- E. Storage of materials incidental to the carrying on of a public works project, subdivision or construction project;*
- F. Tent revival meetings;*
- G. Tract home or lot sales office;*
- H. Construction - garage or shed for subdivision construction;*
- I. **Such other uses as the board may, by resolution, deem to be within the intent and purpose of this section.***

**PUBLIC NOTIFICATION/COMMENTS**

Public hearing notification efforts for this request included:

- Notification was mailed out by staff on Monday, July 25, 2016 to all owners of property within 300 ft. of the subject parcel, fifteen days prior to the scheduled hearing. An affidavit attesting to this mailing is in the file.
- A notice was posted by the applicant on the subject site on Wednesday, July 27, 2016. An affidavit confirming this posting was supplied by the applicant. This is by 13 days prior to the hearing. Though this does not violate code; ordinarily a sign is posted for a minimum of 15 days prior to the BOA hearing.
- Publication in the Casa Grande Dispatch occurred on July 24, 2016, more than 15 days prior to the hearing.

No public comments were received at the time of this writing.

### **STAFF RECOMMENDATION**

Staff recommends that the Board of Adjustment *approve* the Temporary Use Permit Resolution to allow the existing entry signage and sculpture with the following conditions:

1. The use is approved for a period of one year, which can be extended administratively for one additional year, if needed.
2. The dead landscaping, including turf and trees, around the signage and sculpture are to be reconstituted by September 30, 2016. All landscaping is to be maintained for the duration of the Temporary Use Permit.

### **Exhibits**

- A- Entry signage and sculptural logo
- B- Applicant's narrative
- C- Resolution



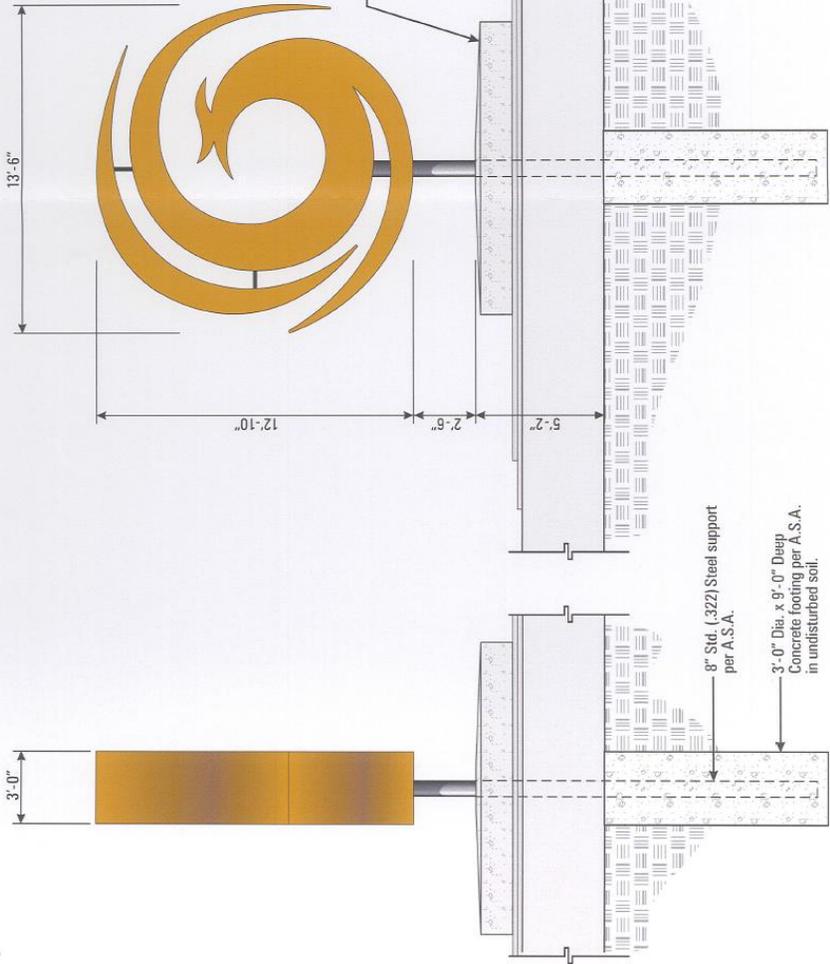


**CUSTOMER APPROVAL**

SIGNATURE: \_\_\_\_\_  
 CONTACT NAME (Print): \_\_\_\_\_  
 COMPANY NAME (Print): \_\_\_\_\_  
 TITLE (Print): \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_  
 PHONE: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

- APPROVED WITHOUT EXCEPTION.
- APPROVED AS NOTED (Initial all changes).

**SCOPE OF WORK:**  
 Manufacture / Install (1) One non-illuminated aluminum logo, painted Gold.

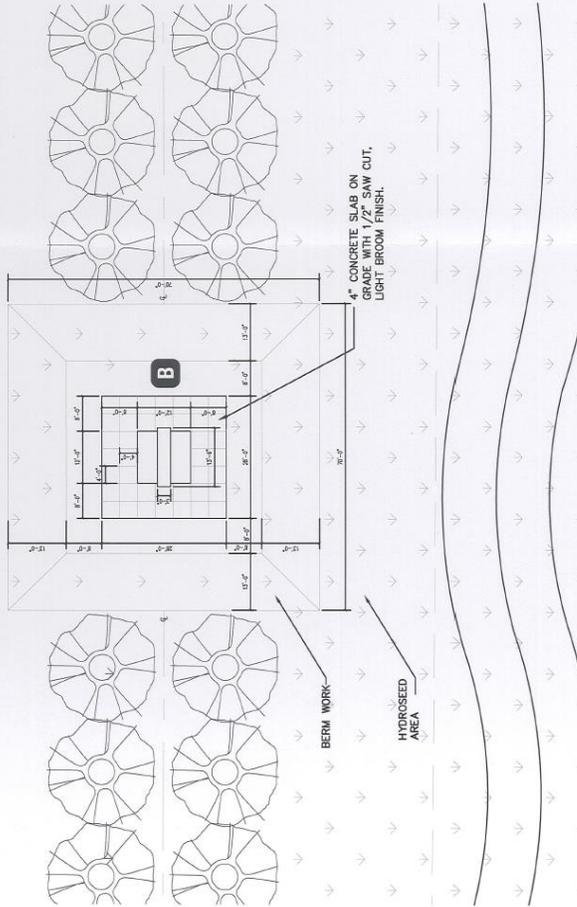


**B** NON-ILLUMINATED SINGLE FACED LOGO DISPLAY  
 SCALE: 1/4" = 1'-0"



**ENLARGED SITE PLAN:  
SIGN LOCATION**

SCALE: NTS



**CUSTOMER APPROVAL**

SIGNATURE: \_\_\_\_\_

CONTRACT NAME (Print): \_\_\_\_\_

CUSTOMER NAME (Print): \_\_\_\_\_

TITLE (Print): \_\_\_\_\_

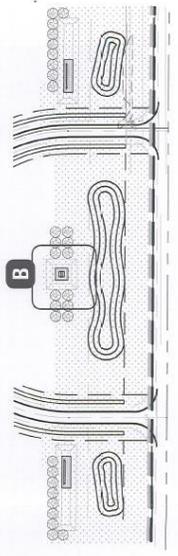
ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

PHONE: \_\_\_\_\_

APPROVED WITHOUT EXCEPTION

APPROVED AS NOTED (Initial all Changes)

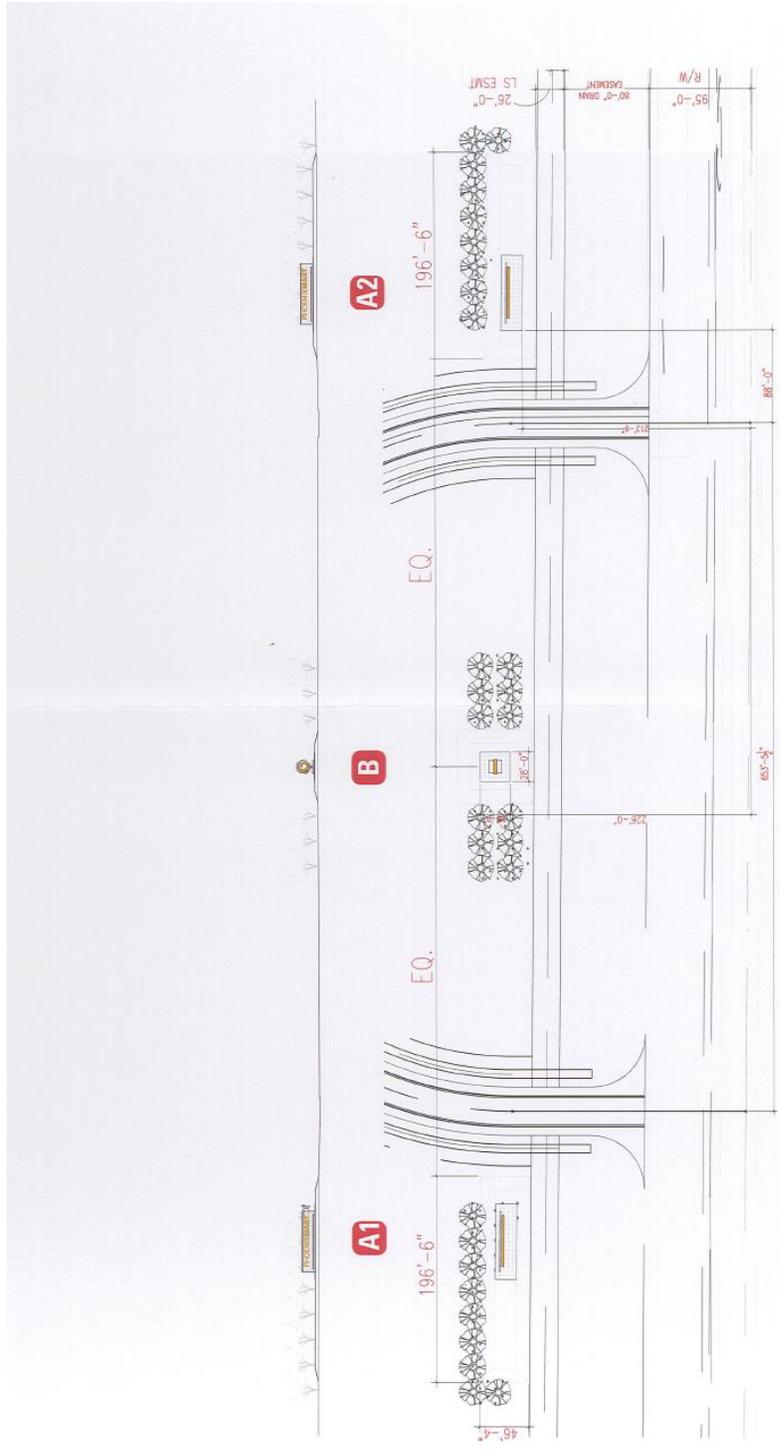


**SITE PLAN SIGN LOCATIONS**

SCALE: NTS



**FLORENCE BLVD**



SCALE: 1" = 100' - 0"

Exhibit B – Applicant’s Narrative

The extension of time requested is for the insertion of a comprehensive sign application proposal for the overall campus requirements. We estimate time required for this application is 4 months.

Exhibit C – Resolution DSA-16-00066

RESOLUTION NO. DSA-16-00066

A RESOLUTION OF THE BOARD OF ADJUSTMENT FOR THE CITY OF CASA GRANDE, ARIZONA, FOR THE CONTINUATION OF THE TEMPORARY INSTALLATION OF A SCULPTURAL LOGO SIGN AND TWO ENTRY SIGNS AS A TEMPORARY USE PURSUANT TO SECTION 17.68.210(I) OF THE CITY CODE LOCATED AT 3578 E FLORENCE BLVD., CASA GRANDE, AZIONA, APN 401-11-009D.

BE IT RESOLVED by the Board of Adjustment for the City of Casa Grande, Arizona, as follows:

WHEREAS, Section 17.68.210 of the Zoning Code for the City of Casa Grande establishes certain temporary uses that, provided they are not operated in a manner detrimental to surrounding property, may be allowed to operate in the community pursuant to a Temporary Use Permit; and

WHEREAS, in addition to those uses specifically set forth in the Code as temporary uses, Section 17.68.210(I) of the Zoning Code provides that the Board of Adjustment may, by resolution, allow other temporary uses the Board deems to be within the intent and purpose of Section 17.68.210; and

WHEREAS, the Board of Adjustment previously approved entry signage (DSA-13-00164) and a sculptural logo (DSA-14-00097) as Temporary Use Permits for a period of one (1) year, which could be extended administratively for one (1) additional year; and

WHEREAS, this approval and one year extension expired as of March 11, 2016 and July 15, 2016, respectively; and

WHEREAS, the applicant AZ Sourcing is requesting a continuance of the temporary installation of the two entry signs and the Phoenix Mart sculptural logo within the specified area subject to appropriate conditions to ensure that such temporary use is not operated in a manner detrimental to surrounding property, appears to fall within the intent and purpose of Section 17.68.210;

NOW, THEREFORE, IT IS RESOLVED by the Board of Adjustment for the City of Casa Grande that, pursuant to Section 17.68.210(I) of the Casa Grande City Code, the continuance of the temporary installation of the two entry-way signs and the Phoenix Mart sculptural logo at the proposed entrance for PhoenixMart generally east of Toltec Buttes Rd. and north of Florence Blvd. is hereby declared to be an appropriate temporary use subject to all other provisions of Chapter 17.68, Article IV, of the Casa Grande City Code and the following conditions:

- 1) The use is approved for a period of one year, which can be extended administratively

for one additional year, if needed.

- 2) The dead landscaping, including turf and trees, around the signage and sculpture are to be reconstituted by September 30, 2016. All landscaping is to be maintained for the duration of the Temporary Use Permit.

PASSED AND ADOPTED by the Board of Adjustment of the City of Casa Grande, Arizona, this 9th day of August, 2016.

\_\_\_\_\_  
Chairman of the Board of Adjustment

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

**APPLICANT AND OWNER'S CONSENT TO THE CONDITIONS**

The applicant and owner hereby consent to the conditions as enumerated above as they relate to this Temporary Use Permit request upon the property known by APN 401-11-009D.

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Mark Dunnett for AZ Sourcing, LLC