CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, July 6, 2017 @ 6:00 PM
Amended item #4 6/27/2017 at 4:50 PM

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CALL TO ORDER.

A. Roll Call

B. Pledge of Allegiance

C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.

D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY

#1	District Internal	**Consideration and action approving the June 15, 2017 Planning and Zoning Commission minutes.**	Approve Lorraine Nevarez - Community Development
#2	District Citywide	**Presentation and discussion regarding a proposed Text Amendment to Chapter 113, Signs, of the Surprise Municipal Code.**	No Action Robert Kuhfuss - Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
#3	District 5	**Consideration and action on the Conditional Use Permit to allow for a new Burger King restaurant with a Drive-Thru Facility in Greenway Marketplace located on the southeast corner of Greenway Road and Reems Road.**	Approve Sergio Angulo - Community Development
#4	District 1	**Consideration and action regarding a Conditional Use Permit for an automotive service station in the Surprise Farms PAD, at the southwest corner of Bell Road and the Loop 303 freeway.**	None Robert Kuhfuss - Community Development

OTHER BUSINESS:

#5	District Internal	**Discussion and direction pertaining to future agenda items.**	No Action Eric Fitzer - Community Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: June 27, 2017 at 4:50 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.

CITY OF SURPRISE
Planning and Zoning Commission

July 6, 2017 @ 6:00:00 PM

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Board Meeting Date:	July 6, 2017	Contact Person:	Lorraine Nevarez - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action approving the June 15, 2017 Planning and Zoning Commission minutes.

Motion:

I move to approve the June 15, 2017 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

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- Minutes - June 15, 2017 Meeting

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

June 15, 2017 / 6:00 PM

COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374

CALL TO ORDER.

Chair Ken Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on June 15, 2017.

A. ROLL CALL
In attendance were Chair Ken Chapman, Vice Chair Matthew Keating, Commissioners Dennis Bash, Dennis Smith, Gisele Norberg and Eric Cultum. Commissioner Mitchell Rosenbaum was absent.

STAFF PRESENT:
Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Planner Hobart Wingard and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzer, Director, announced that Deputy City Attorney Donna Bronski is retiring and this will be her last meeting with the Planning and Zoning Commission. Mr. Fitzer shared he has worked with Donna for almost three years and she will be missed.

CALL TO THE PUBLIC:

Chair Chapman opened the call to the public to discuss any items not listed on the agenda.

Hearing no comments, Chair Chapman closed the call to the public.

CONSENT AGENDA:

No items.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the June 1, 2017 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the June 1, 2017 Planning and Zoning Commission minutes. Commissioner Bash seconded the motion. The motion passes with 5 votes in favor, 1 abstention (Vice Chair Keating).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – DISTRICT 1 – Consideration and action on the Bell Pointe II Preliminary Plat, dated May 16, 2017, a property generally located north of the intersection of Bell Road and Bell Pointe Boulevard (between Citrus and Perryville Roads).

Hobart Wingard, planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Traffic Study
- Traffic issues
- Adding a warning sign to assist with traffic
- 20% of green space
- Enhancement of lot sizes
- Potential builder
- Estimation of prospective students at the school

Chair Chapman opened the call to the public for item 2.

Roland Winters Jr., resident of Arizona Traditions, explained that Bell Pointe is the only road going in to the existing Bell Point and Arizona Traditions. The concern is the increase in traffic on Bell Pointe when exiting on Bell Road. This is a safety issue. The City has cut down the shrubs on Sun Valley Parkway which has helped. Mr. Winters is asking the Commission to consider including a traffic light on Bell Pointe and Bell Road.

Hearing no further comments, Chair Chapman closed the call to the public.

Chair Chapman called for a motion to include stipulation (a) that states staff will research and contact the Maricopa County Department of Transportation regarding possible options to address traffic traveling east of Sun Valley Parkway and entering on to Bell Road from Bell Pointe Boulevard.

Vice Chair Keating made a motion to include stipulation (a) as stated and was seconded by Commissioner Smith. Motion passes 6 votes in favor.

Chair Chapman called for a motion to consider the agenda item.

Commissioner Norberg made a motion to recommend approval to the Mayor and City Council the Bell Point II Preliminary Plat, dated May 16, 2017 as ameneded. Commissioner Bash seconded the motion. Motion passes 6 votes in favor.

OTHER BUSINESS:

Item 3 – INTERNAL - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:29 p.m.

_____
Eric Fitzer
Community Development Director

_____
Ken Chapman
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Lorraine Nevarez, Commission Secretary

DATE: _____

CITY OF SURPRISE
Planning and Zoning Commission

July 6, 2017 @ 6:00:00 PM

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Board Meeting Date:	July 6, 2017	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Presentation and discussion regarding a proposed Text Amendment to Chapter 113, Signs, of the Surprise Municipal Code.

Motion:

None. Discussion only

Background:

The Surprise Community Development Department seeks an amendment to Chapter 113 of the Surprise Municipal Code regarding signs. This effort is associated with the larger zoning code update, which is in progress; however, with the recent U.S. Supreme Court decision in Reed v. Town of Gilbert, staff wishes to move forward with the sign code update in order to ensure the city's compliance with the 1st Amendment and applicable case law. Staff created the draft language included as an attachment to this report, and presented the matter to the City Council as a discussion item on March 7, 2017 and again to the Commission on April 20, 2017. During the April 20, 2017 Commission meeting, the Commission asked staff to present the proposed sign code to the Commission over the course of several upcoming dates in order to focus more clearly on specific topics rather than the entire code. To that end, staff has created the following tentative schedule: July 6, 2017 – Planning and Zoning Commission Study Session Wall Signs and Freestanding Signs Methods of Measurement Single Rectangle Method Multiple Rectangle Method Multiple Geometry Method Wall Signs Area Ratio Additional Area Allowance Based on Distance Additional Sign Allowance for Tall Buildings Blade Signs Window Signs Freestanding Signs Monument Sign vs. Pole Sign Class I and Class II Monument Signs Class III and Class IV Monument Signs Class V and Class VI Monument Signs Roadway Arch Signs Subdivision Perimeter Wall Signs July 20, 2017 – Planning and Zoning Commission Study Session Billboards Freeway Signs Electronic Messaging Centers (EMCs) August 3, 2017 – Planning and Zoning Commission Study Session Temporary Signs September 7, 2017 – Planning and Zoning Commission Study Session Open Discussion Summary of Revisions The above dates and subject matters are

subject to change. The outcome of the above discussions will dictate the timing of future meetings; however, staff is tentatively targeting public hearing with the Planning and Zoning Commission on October 5, 2017, City Council Work Session on November 7, 2017, and public hearing with City Council on December 5, 2017.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ 00 - FS15-311 - Sign Code Update - Staff Report
- ☐ FS15-311 - Sign Code Update - Public Review Version 1
- ☐ 03 - FS15-311 - Sign Code Update - Summary of Comments - 7-6-17 Excerpts
- ☐ 04 - FS15-311 - Sign Code Update - Public Comment 1
- ☐ 05 - FS15-311 - Sign Code Update - Public Comment 2
- ☐ 06 - FS15-311 - Sign Code Update - Public Comment 3
- ☐ 07 - FS15-311 - Sign Code Update - Public Comment 4
- ☐ 08 - FS15-311 - Sign Code Update - Presentation

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Robert H. Kuhfuss, AICP

TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS15-311**
Project Name:	Sign Code Update
Council District:	All
City Council Date:	**July 6, 2017**
Planner:	Robert H. Kuhfuss, AICP

Applicant:	City of Surprise
Request:	Text Amendment to Chapter 113 of the Surprise Municipal Code regarding Signs
Location:	City Wide
Support/Opposition:	Staff has received several items of input
Recommendation:	None – this is a discussion item only

PROJECT DESCRIPTION:

The Surprise Community Development Department seeks an amendment to Chapter 113 of the Surprise Municipal Code regarding signs. This effort is associated with the larger zoning code update, which is in progress; however, with the recent U.S. Supreme Court decision regarding Reed v. Town of Gilbert, staff wishes to move forward with the sign code update in order to ensure the city's compliance with the 1st Amendment and applicable case law.

BACKGROUND:

Staff introduced the sign code re-write in a general manner to the Planning and Zoning Commission as a discussion item on April 16, 2015 and again to the City Council on April 21, 2015. Staff then proceeded to capture photographic images of various sign conditions present in the west valley and to conduct additional research regarding signage in general. In May of 2015, the U.S. Supreme Court issued a ruling on Reed v. Town of Gilbert, which significantly impacted the sign code effort. In response, staff attended several workshops and seminars regarding the Reed case, which culminated in a City Council Work Session on September 1, 2015. Staff created the draft language as included as an attachment to this report, and presented the matter to the City Council as a discussion item on March 7, 2017 and again to the Commission on April 20, 2017.

During the April 20, 2017 Commission meeting, the Commission asked staff to present the proposed sign code to the Commission over the course of several upcoming dates in order to focus more clearly on specific topics rather than the entire code. To that end, staff has created the following tentative schedule:

1. **July 6, 2017 – Planning and Zoning Commission Study Session**
   Wall Signs and Freestanding Signs
   1) Methods of Measurement
      a) Single Rectangle Method
      b) Multiple Rectangle Method
      c) Multiple Geometry Method
   2) Wall Signs
      a) Area Ratio
      b) Additional Area Allowance Based on Distance
      c) Additional Sign Allowance for Tall Buildings
      d) Blade Signs
      e) Window Signs
   3) Freestanding Signs
      a) Monument Sign vs. Pole Sign
      b) Class I and Class II Monument Signs
      c) Class III and Class IV Monument Signs
      d) Class V and Class VI Monument Signs
      e) Roadway Arch Signs
      f) Subdivision Perimeter Wall Signs

2. **July 20, 2017 – Planning and Zoning Commission Study Session**
   A. Billboards
   B. Freeway Signs
   C. Electronic Messaging Centers (EMCs)

3. **August 3, 2017 – Planning and Zoning Commission Study Session**
   A. Temporary Signs

4. **September 7, 2017 – Planning and Zoning Commission Study Session**
   A. Open Discussion
   B. Summary of Revisions

The above dates and subject matter are subject to change. The outcome of the above discussions will dictate the timing of future meetings; however, staff is tentatively targeting public hearing with the Planning and Zoning Commission on October 5, 2017, City Council Work Session on November 7, 2017, and public hearing with City Council on December 5, 2017.

OUTREACH:

Staff compiled a list of potential interested parties, which includes 98 individual names as of the writing of this report. Staff also conducted four outreach meetings during the month of March, 2017. Individuals were notified of the outreach meetings and were provided a link to the 1st draft of the proposed sign code. Attendance at the outreach meetings was varied; however, considerable feedback was received both verbally and written.

In addition, representatives from the International Sign Association (ISA) and Daktronics provided a demonstration on Electronic Messaging Centers (EMCs) the evening of March 14, 2017. Staff also met with members of the ISA and the Arizona Sign Association (ASA) on March 31, 2017. These efforts resulted in additional feedback regarding the proposed code.

Staff also met separately with representatives of WeMAR as well as the Home Builder's Association of Central Arizona (HBACA), who issued separate letters outlining their concerns (see attached). In addition, staff met the Surprise Regional Chamber of Commerce in an effort to better engage the business community.

This feedback received to date has not been assimilated into the draft code as staff wishes to receive input from the Commission before proceeding further; however, comments relating to the discussion items presented in this report are summarized in attached Exhibit A Excerpts with staff commentary added.

DISCUSSION:

The primary areas of discussion for this segment will focus on wall signs and monument signs as follows:

Methods of Measurement:

The current sign code provides that sign area be measured by essentially drawing the smallest rectangle which can contain the sign copy, or the "single-rectangle" method. This methodology was carried forward into the draft sign code due to its simplicity; however, the ISA has commented that such methodology tends to stifle creativity in sign design as there is a tendency to fill the rectangular shape with as much sign copy as possible. As an alternative, the ISA recommends using a "multiple-geometry" method, which allows for more creativity through the exclusion of much of the negative space from the sign area calculation. Staff is amenable to making a change to the methodology in order to encourage creativity in sign design; however, staff is concerned the multiple-geometry method might be difficult to quantify during review. Staff proposes using a "multiple-rectangle" method, which will have a similar effect of removing much of the negative space from the sign area calculation through use of simple rectilinear shapes.

Jurisdictional comparison:

Jurisdiction	Sign Area Measurement Methodology
Peoria (draft)	Multiple Rectangle Method
Glendale	Multiple Rectangle Method
Phoenix (draft)	Multiple Geometry Method
Maricopa County	Multiple Geometry Method

<u>Wall Signs:</u>

<u>Area Ratio:</u>

While the language of the current sign code is not clear with respect to the amount of wall signage allowed, staff has interpreted the existing language to mean that wall sign area is calculated at one (1) square foot of sign area per one (1) linear foot of wall elevation for the primary elevation and 0.5 square foot of sign area per one (1) linear foot of secondary elevation. Staff believes these parameters are unnecessarily restrictive as they limit the visibility of wall signs from the street.

In order to mitigate this, staff proposes that wall sign area be increased to 1.5 square foot of sign area per one (1) linear foot of elevation, regardless of which elevation the sign is mounted, with the caveat that if the wall sign is located within 100 feet of and visible from a residential area, said wall sign cannot be illuminated between the hours of 10:00 PM and 6:00 AM. A further caveat limits the width of the wall sign to 80% of the width of the elevation onto which it is being mounted. This would be for both single-tenant and multi-tenant buildings.

Jurisdictional comparison:

Jurisdiction	Wall Sign Area Ratio
Peoria (draft)	2 SF per LF of business frontage with cap ranging between 120 SF and 400 SF depending upon footprint of business.
Glendale	R-O and C-O capped at 24 SF. G-O capped at 48 SF. C-O and G-O capped at 100 SF for buildings >10,000 SF if located on street with 300 LF of frontage and cannot be seen from residential districts. Capped at 40 SF per tenant elevation. Major Medical 1 SF per LF of elevation, capped at 600 SF. Hospital emergency facilities may have 2 signs at 30 sf.
Phoenix (draft)	Either 1 SF or 1.5 SF per LF of elevation depending on footprint of building. Capped at between 40 SF and 150 SF depending on building footprint.
Maricopa County	15% of the face plane of the building.
Buckeye	Varies from 0.25 to 1.5 SF per LF of elevation depending on use.

Additional Wall Sign Area Allowance Based on Distance from Road:

The draft sign code includes a provision where the area of a wall sign may increase by 25% if the building is located 600 feet from the public right-of-way, and an additional 25% increase for each additional 200 feet of setback up to a maximum of 100% sign area increase. The rationale for this was to provide an opportunity for increased visibility from the street.

Jurisdictional comparison:

Jurisdiction	Additional Wall Sign Area Allowance Based on Distance from Road
Peoria (draft)	Not specified
Glendale	Not specified
Phoenix (draft)	Not specified
Maricopa County	Not specified
Buckeye	Allowed sign area may be doubled if the building is setback at least 300' from public right-of-way

Additional Wall Sign Allowance for Buildings Greater than Five Stories:

The draft sign code includes a provision that would allow an additional wall sign to be mounted near the top of a building that is five or more stories in height, provided said sign does not exceed 25% of the width of the building elevation onto which it is mounted. Other caveats include a provision whereby the sign cannot be illuminated between the hours of 10:00 PM and 6:00 AM if it is located within 1,320 feet of and visible from a residential area, and that no signage be affixed to any equipment, elevator shaft, etc. While the proposed language makes this provision available to buildings of five or more stories, staff is amenable to the idea of reducing the height to four stories, which would accommodate hotels typically found in the city.

Jurisdictional comparison:

Jurisdiction	Additional Wall Sign Area Allowance for Buildings Greater than 5 Stories
Peoria (draft)	Current code requires that wall sign located on buildings greater than 3 stories be located on the upper 25% of the wall. Draft code is silent.
Glendale	Wall sign erected above 56' must be placed in the upper 10% of the wall and not exceed 80% of the width of the wall.
Phoenix (draft)	Not specified
Maricopa County	Not specified
Buckeye	Not specified

[Continued on following page.]

Blade (Projecting) Signs:

The current sign code makes no provisions for projecting or blade signs; however, staff believes this type of signage can create visual interest in the community. To that end, the proposed sign code includes language that would allow blade signs provided subject to the following limitations:

- 1 blade sign per primary use multi-story building in multi-family, commercial, mixed use or industrial zoning
- 8' overhead clearance for pedestrian areas
- 15' overhead clearance for vehicular areas
- Maximum height of 40' not to exceed the height of the roof or parapet
- 36" projection from building face

Staff is comfortable with these provisions; however, the Commission may wish to consider other alternatives such as allowing such signs to extend above the roof or parapet in certain situations or limiting the height to the 2nd floor. Staff also wishes to include a provision clarifying the extent that that vehicular overhead safety clearance signs would be allowed in deference to stakeholder comments received.

Jurisdictional comparison:

Jurisdiction	**Blade (Projecting) Signs**
Peoria (draft)	Minimum overhead clearance 8' above sidewalk or ground level, minimum projection from wall at 14", caps sign area at 6 SF.
Glendale	Allowed only in PR and Overlay Districts. Cannot be used in conjunction with wall sign. Only allowed for ground floor business. Must be located on the elevation of the space occupied by the business. Sign area is 1 SF per LF of elevation capped at 15 SF unless located on alley, then 0.5 SF per LF capped at 6 SF. Maximum projection 5'. Cannot extend above the cornice of a single-story building or the second story windows of a multi-story building. Minimum overhead clearance set a 7.5'.
Phoenix (draft)	8' overhead clearance, 4' maximum thickness.
Maricopa County	Included in definitions and may be double-faced but otherwise silent.
Buckeye	Not specified

[Continued on following page.]

Window Signs:

The current sign code addresses window signs in two separate sections of the code depending on whether the window sign is "permanent" or "temporary". Permanent window signs are currently allowed provided they do not exceed 15% of the window pane area and do not advertise goods or services, while temporary window signs are allowed provided they do not exceed 25% of the window pane and area only used for promotional purposes. This language is confusing to the reader and is in contrast to the Supreme Court's decision on Reed regarding content-neutrality.

Conversely, the draft code allows for all manner window signs, regardless of the temporal nature of the sign or its message content, provided not more than 40% of the window pane is covered. The draft code also excludes etched or stained glass from the window sign area calculation and omits window signs from the overall wall sign area calculation. Staff notes that during outreach, concerns were voiced as to the governmental interest in regulating window signs.

Jurisdictional comparison:

Jurisdiction	**Window Signs**
Peoria (draft)	1 SF of non-commercial message for residential uses and 25% of the window for non-residential uses. Internal illumination allowed on up to 2 window signs at 2 SF each.
Glendale	50% of window pane in PR and Overlay Districts unless located on exit door then capped at 25%. Other districts allowed temporary window signage not exceeding 50% of the window pane.
Phoenix (draft)	UR District: • Painted letters not to exceed 20%. • Neon letters not to exceed 20%. • Limited to 1st and 2nd story only. MUA District: • 10% of window pane. FCOD District: • 1st floor only. • 25% of window pane capped at 2 SF. • No higher than 5' above finished floor. TOD Districts: • Surface signs 20% of window pane. • Neon letters 20% of window pane. A&C District: • 40% of window pane. • Ground floor only.
Maricopa County	2 SF max
Buckeye	20 % of window area

Freestanding Signs:

Monument Signs vs. Pole Signs:

Presumably as a matter of aesthetics, the current sign code prohibits pole signs and defines monument signs as a sign where the width of the base of the sign is a least 50% of the width of the sign itself. Similar language is included in the draft code; however, the width ratio was increased to 75% to further deemphasize the pole-like appearance of many so-called monument signs.

Jurisdictional comparison:

Jurisdiction	Monument vs. Pole Signs
Peoria (draft)	Pole signs greater than 3' in height are prohibited unless pole cover used.
Glendale	Silent on pole signs but requires width of base to be at least 50% of the width of the sign.
Phoenix (draft)	Requires ground-mounted signs to be monument type.
Maricopa County	Silent on pole signs but requires freestanding signs to be monument type defined as base not less than 50% of the width of the sign except for Directory Signs which require minimum 18" base.
Buckeye	Pole signs are prohibited.

Class I and Class II Monument Signs:

Class I and Class II Monument Signs were introduced in the draft code in order to accommodate preview boards and menu boards commonly associated with drive-through restaurants, without resorting to a content-based definition. As proposed, these types of signs would always take the form of a monument sign as opposed to a pole sign; however, the ASA has commented that the 24 square foot limitation imposed by the proposed language is too restrictive and that at least 32 square feet would be required in order to provide the adequate amount of sign copy area. Note that under the draft code, only the Class II Monument Sign could be fitted with a speaker for taking and confirming orders.

Jurisdictional comparison:

Jurisdiction	Preview and Menu Boards
Peoria (draft)	Referred to as "drive-through" signs. 2 signs per use allowed. Maximum height of 6'. Maximum area of 36 SF. Silent on speaker limitations.
Glendale	1 preview and 1 ordering board per drive-through business. May be wall-mounted or freestanding. Maximum aggregate sign area 45 SF. Maximum height 6'. Silent on speaker limitations.
Phoenix (draft)	Draft code removed all reference to "menu" signs. Now referred to as "access point" signs. No limit to the number internal to the lot. Maximum

	height of 3'. Maximum area of 6 SF.
Maricopa County	1 menu and 1 preview board per drive-through restaurant. Maximum 7' height and 32 SF. Must be screened from street. Speakers cannot be located within 200' of Rural or Residential zone.
Buckeye	Not specified

Class III Monument Signs:

Class III Monument Signs were introduced to accommodate what has traditionally been called "directional" signs without having to resort to content based definitions. All such signs would be of a monument type as opposed to pole type, would be limited to six (6) square feet of sign area and a maximum height of six (6) feet. The draft language implies that one (1) sign per driveway is allowed. Staff wishes to include clarifying language; however, the Commission may wish to increase that number and/or allow for additional Class III signs to be located internally to the site.

Jurisdictional comparison:

Jurisdiction	**Directional Signs**
Peoria (draft)	Referred to as "internal center" signs. 1 sign per parcel or 1 sign per 5 acres, whichever is larger allowed. Maximum height of 3'. Maximum area of 6 SF.
Glendale	Maximum 3' height. Maximum area 6 SF.
Phoenix (draft)	Referred to as "access point" signs. Maximum of 2 per driveway, but no limit to the number internal to the lot. Maximum height of 3'. Maximum area of 6 SF.
Maricopa County	Rural and Residential zoning: Maximum height 8'. Maximum area 2 SF. Commercial and Industrial zoning: Maximum height 12'. Max. area 6 SF.
Buckeye	Allowed on Kiosk Signs.

Class IV Monument Signs:

Class IV Monument Signs were introduced to accommodate what have been traditional called "directory" signs without having to resort to content based definitions. All such signs would be of a monument type as opposed to pole type, would be limited to twelve (12) square feet of sign area and a maximum height of six (6) feet. The draft language places no limit to the number of signs provided they are located internal to the site. If the Commission is amenable, staff wishes to include clarifying language that specifies a minimum distance from the street. The Commission may wish to make other changes as well.

[Continued on following page.]

Jurisdictional comparison:

Jurisdiction	Directory Signs
Peoria (draft)	Referred to as "internal center" signs. 1 sign per parcel or 1 sign per 5 acres, whichever is larger allowed. Maximum height of 3'. Maximum area of 6 SF.
Glendale	Maximum area of 18 SF. Maximum height 6'. Must comply w/ FD requirements.
Phoenix (draft)	Referred to as "access point" signs. Maximum of 2 per driveway, but no limit to the number internal to the lot. Maximum height of 3'. Maximum area of 6 SF.
Maricopa County	1 sign per driveway. Maximum height 6'. Maximum area 2 SF per business plus 4 SF for site identification. Must be monument type with 18" base.
Buckeye	Not specified.

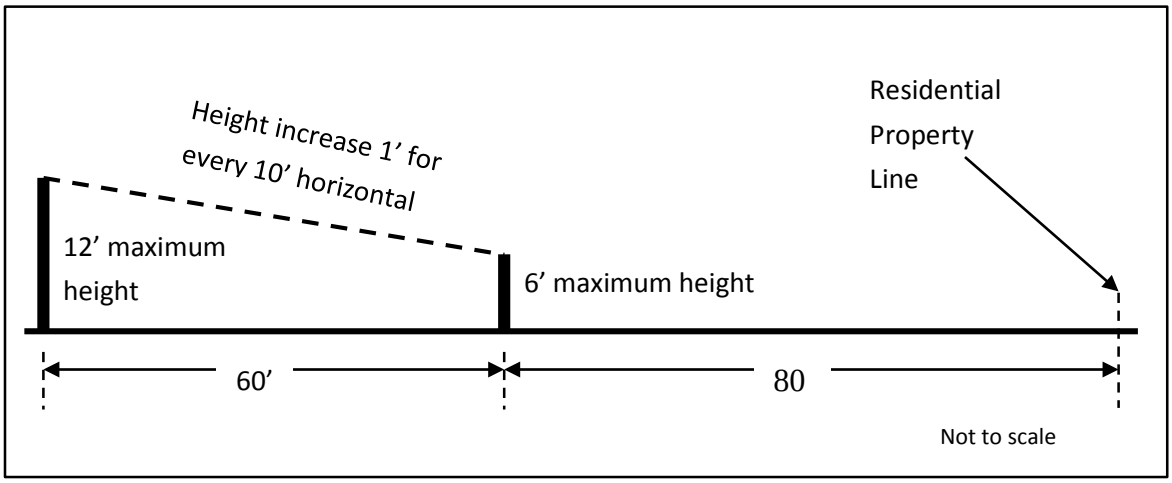
<u>Class V and Class VI Monument Signs:</u>

In the current sign code, the language regarding monument signage is confusing and quite limiting with respect to the amount of sign area allowed. Class V and Class VI Monument Signs are intended to provide two alternatives for primary monument signage based on location relative to either a minor or major arterial roadway and its proximity to residential zoning. The proposed language would allow a Class V Monument Sign based on the following limitations as summarized on the following chart:

	Class V	**Class VI**
May be located adjacent to:	High Volume Collector, Residential Collector, or Commercial Collector	Parkway, Major Arterial, or Minor Arterial
Maximum number:	1 per driveway	1 per driveway
Maximum height:	8'	15'
Maximum width:	6'	12'
Minimum distance to sign copy bottom:	4'	5'
Maximum sign area:	24'	120 SF
Must be fitted with address:	Yes	Yes
Landscape area required:	80 SF	120 SF
Setbacks:	2' from ROW or PUE	2' from ROW or PUE

As noted in the preceding chart, Class V Monuments would be limited to collector streets, while Class VI Monument Signs would be limited to Parkways and Arterial streets. The rationale for this is to allow larger signs for streets that carry larger volumes of traffic at higher rates of speed. Empirical research conducted by the United States Sign Council (USSC) suggests that the bottom of the sign copy area be between 5' and 7' above the adjacent edge of pavement and that enough sign space be provided to allow 60% negative space on the sign. The fire code also requires the address to be affixed to the monument at a height of not less than 3' above edge of pavement.

As an alternative to the Class V and Class VI regime, these two classifications of monument signs could be combined into a single classification with the height of the sign relative to the sign's proximity to residential development as opposed to the classification of street. This has the added benefit of not potentially creating non-conforming signs in the event a street is reclassified, such as was the case recently with Bullard Avenue. The following image illustrates the concept, although the vertical dimensions may need to be revised if the maximum height is held to 15' as currently stated in the draft code.



The Commission may wish to consider other revisions as well, including but not limited to the following:

- Combining Class V and Class VI into a single classification.
- Regulate sign area and height by proximity to residential.
- Regulate sign area and height by tenancy.
- Regulate spacing based on linear feel of street frontage as opposed to driveway.
- Removal of the maximum width provision. This idea was posited by the ISA as it would tend to provide for increased creativity in a manner similar to the Method of Measurement issue discussed above.
- Allow monument signs to be located within the PUE provided the owner signs a waiver acknowledging the prior rights of the various utility companies.
- Allow additional height to accommodate architectural embellishments.

[Continued on following page.]

Jurisdictional comparison:

Jurisdiction	Freestanding Signs
Peoria (draft)	Minor Monument Signs: • Allowed only in non-residential uses. • 1 sign allowed per 1st 500 LF of street frontage plus 1 additional sign for each 300 LF. • Maximum height is 12' for Parkways, 8' for Major Arterials, and 6' for all other roads. Major Monument Signs: • Not permitted in single-family, but 1 sign per street frontage allowed in multi-family • Maximum height of 12' for Parkways, Grand Avenue and Bell Road; 10' for all other Major Arterials; and 8' for all other roads. • Maximum area of 48 SF. Major Monument Signs: • In non-residential, no Major Monument is allowed on street frontages less than 599'. • 1 sign allowed for frontages of between 600' and 1,000'. • 2 signs allowed for frontages greater than 1,000'. • Maximum height is 16' for Parkways, Bell Road and Grand Avenue; 12' for other Major Arterials; and 8' for all other roads. • Maximum sign area of 48 SF. All Major and Minor Monument signs must maintain 60' separation from all other Major or Minor signs.
Glendale	Agricultural and Residential Districts: • Max 5' high. • Multi-family, mobile home parks and subdivisions: 2 signs with aggregate area of 24 SF per main entrance. • Non-residential uses: 1 sign not exceeding 24 SF. Office Districts: • 1 sign per project. • Maximum height 5' unless in C-O or G-O, serves building of 10,000 SF or more, and has 300' of arterial frontage, then may be 8' tall. • Maximum area in R-O 12 SF. Maximum area C-O and G-O 24 SF on parcels up to 2 acres and 36 SF for parcels over 2 acres. Major Medical: • 1 per project, unless adjacent to multiple streets with more than 300' of frontage then 1 sign per frontage. • 2 signs per frontage allowed if frontage is 800' or more, but spacing must be 330'. • Maximum height 12' plus additional; 2' for architectural

	embellishments that do not include sign copy. • Maximum area 72 SF. Hospital emergency rooms: • 2 signs allowed in addition to those allowed for Major Medical. • Maximum height 6'. • Maximum area 10 SF. Single-tenant buildings and dual-tenant buildings that are not part of shopping center located in Commercial districts other than PR and GCOD: • 1 sign per project unless multiple street frontages greater than 330' then 1 sign per frontage. • 2 signs per frontage if frontage exceeds 800'. • Maximum height 10'. • Maximum area 48 SF for parcels up to 20 acres and 60 SF for parcels greater than 20 acres. Multi-tenant buildings located in B-P, M-1 and M-2 districts: • 1 sign per project unless multiple street frontages greater than 330' then 1 sign per frontage. • 2 signs per frontage if frontage exceeds 800'. • Maximum height 10'. • Maximum area 48 SF for parcels up to 20 acres and 60 SF for parcels greater than 20 acres. Multi-tenant buildings located in SC, C-1, NSC, C-2, CSC and C-3 districts: • 1 sign per project unless multiple street frontages greater than 330' then 1 sign per frontage. • 2 signs per frontage if frontage exceeds 800'. • Maximum height 12'. • Additional 2' height for architectural embellishments that do not include sign copy. • Maximum area 80 SF for parcels up to 20 acres and 110 SF for parcels greater than 20 acres.
Phoenix (draft)	Multi-family: • 1 per driveway. • Maximum height 5'. • Maximum area of 16 SF. • Minimum spacing of 150'. Non-residential use in a residential district: • 1 per driveway. • Maximum height 5'. • Maximum area of 16 SF. • Minimum spacing of 150'. Commercial: • 1 Primary Sign per 300' of frontage.

	• Minimum Spacing 100'.
	• High Volume street:
	  o Maximum height 16'.
	  o Maximum area 110 SF.
	• Low Volume street:
	  o Maximum height 12'.
	  o Maximum area 80 SF'.
	Commercial:
	• 1 Secondary Sign per 150' of frontage.
	• Minimum Spacing 100'.
	• High Volume street:
	  o Maximum height 12'.
	  o Maximum area 80 SF.
	• Low Volume street:
	  o Maximum height 8'.
	  o Maximum area 60 SF'.

Maricopa County	Rural and Residential zoning: • 1 sign per driveway. • Maximum height 12'. • Maximum area 48 SF. • Setback not less than 20' from ROW line. Commercial and Industrial zoning: • 1 sign per 200' of street frontage. • Maximum area 120 SF. • Maximum height 12' if within 200' of residential use. May increase 1' in height per 5' horizontal distance from residential use to maximum of 24' height.
Buckeye	Multi-family, office, religious institutions, service organizations: • 1 monument sign per parcel or 10-acres. • 5' maximum height. • 20 SF sign area. Single-tenant Commercial and Mixed-Use: • 1 monument sign per parcel or 10-acres. • 15' maximum height. • 32 SF sign area. Multi-tenant commercial: • 1 monument sign per parcel or 10-acres. • 20' height • 72 SF sign area. Industrial: • 1 monument sign per parcel or 10-acres. • 20' height.

	• 48 SF sign area. Multi-tenant office uses may double the amount of sign height and area.

Roadway Arch Signs:

Roadway arch signs were included in the draft code in order to provide an opportunity for creative signage commercial or industrial. The parameters for a Roadway Arch Sign are simple in that a minimum overheard clearance of 15' is required and the sign cannot interfere with pedestrian or vehicular movement. Note that the Council could also approve the use of a Roadway Arch Sign within a public right-of-way if they so choose. As an alternative, the Commission could opt to only allow this type of sign through a CSP.

Jurisdictional comparison:

Jurisdiction	Roadway Arch Signs
Peoria (draft)	Not specified
Glendale	Not specified
Phoenix (draft)	Not specified, but likely allowed through CSP.
Maricopa County	Not specified
Buckeye	Not specified

Perimeter Wall Signs:

Initially, staff considered including perimeter wall signs in residential, commercial, and industrial development; however, there does not seem to be much opportunity to implement this type of signage in other than a subdivision application. Therefore, staff limited its use to subdivision perimeter walls subject to the following parameters:

- Must be located at the arterial or collector street intersection
- Maximum sign area of 32 square feet
- Maximum width not to exceed 80% of the width of the wall panel
- Bottom of the sign no lower than 30"
- Top of the sign no higher than 16 inches from the top of the wall

The Commission may wish to allow this type of signage for commercial and industrial development with or without being part of a subdivision, and may wish to revise the above stated standards.

[Continued on following page.]

Jurisdictional comparison:

Jurisdiction	Perimeter Wall Signs
Peoria (draft)	Referred to as "perimeter wall" or "screen wall" signs. 2 signs allowed per street frontage in residential developments provided max height not more than height of wall or 8', whichever is less, maximum projection of 14", max are 32 SF. 1 sign allowed per street frontage in non-residential uses provided sign area does not exceed 48 SF or 50% of the wall area, whichever is less.
Glendale	Appears to be treated as freestanding sign: • 2 signs with aggregate area of 24 SF per main entrance. • Max 5' high.
Phoenix (draft)	Two 5' high subdivision signs at 16 SF each are permitted at each subdivision entrance
Maricopa County	Rural and Residential zoning: • Maximum area 32 SF. • Maximum height 6'. • May only be located at entry points associated with subdivision, church, school or public building. • Maximum of 2 signs per entry point. • Must be monument type. Commercial and Industrial zoning: • Must be permanently affixed to wall. • Must have clearly defined border. • May only be located on a wall that directly faces the street. • May not exceed 120 SF sign area. • Must be included in aggregate wall sign area. • May not exceed height of wall.
Buckeye	Not specified

<u>SUMMARY:</u>

While the Reed case dealt largely with temporary signs in the public right-of-way, the ruling raised the issue of "content-neutrality". Staff has endeavored to create a content-neutral sign code. In preparing the draft language, staff focused on data and empirical research conducted by or on behalf of the United States Sign Council and the International Sign Association. This led to the stated sign height and area parameters as stated in the draft code.

Citizen outreach has begun in earnest, with considerable comment having been received. Upon receiving feedback from the Commission, staff will make revisions to the proposed sign code language for review and action by the Planning and Zoning Commission at a later date. Once

acceptable to the Commission, staff will forward the Commission's recommendation to the City Council for their consideration.

FINDINGS:

- None at this time

ATTACHMENTS:

02 – FS15-311 Draft Sign Code Update Public Review Version 1
03 – FS15-311 Exhibit A – Summary of Comments, July 6, 2017 Excerpts
04 – FS15-311 Public Comment #1
05 – FS15-311 Public Comment #2
06 – FS15-311 Public Comment #3
07 – FS15-311 Public Comment #4

PROPOSED TEXT AMENDMENT TO CHAPTER 113 OF THE SURPRISE MUNICIPAL CODE REGARDING SIGNS

CITY OF SURPRISE PLANNING CASE FS15-311

Public Review Version 1

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Section 113-01 – Title; Findings and Purpose; Intent

A. **Title:** Chapter 113 of the Surprise Municipal Code may hereafter be referred to as the "City of Surprise Sign Code" or "Sign Code".

B. **Findings and Purpose:** *Signs* obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this Chapter is to regulate the size, illumination, movement, materials, location, height and condition of all *signs* placed on private property for exterior observation, thus ensuring the protection of property values, the character of neighborhoods, the creation of a convenient, attractive and harmonious community, and encouraging economic development. This Chapter allows adequate communication through signage while encouraging aesthetic quality in the design, location and size of all *signs*. This paragraph shall not be construed as to exempt from regulation privately owned *signs* within the public right-of-way or on publicly owned land.

C. **Intent:** To safeguard the public interest from the negative impacts of *signs*, this Chapter establishes standards for the regulation of *signs* to:

1. Allow adequate signage for business identification while meeting public and private objectives. A *sign* placed on land or in a *building* for the purpose of identification, protection, or directing persons to a use conducted therein must be deemed to be an integral but accessory and subordinate part of the principal use of the land or *building*. Therefore, the intent of this Chapter is to establish limitations on *signs* in order to ensure they are appropriate to the land, *building* or use to which they are appurtenant and are adequate for their intended purpose while balancing individual and community interests identified Subsection B herein.

2. Promote the free flow of traffic, while protecting pedestrians and motorists from injury and property damage that may be caused by cluttered, distracting and illegible signage. These regulations distinguish between portions of the City designed for primarily vehicular access and portions of the City designed for primarily pedestrian access.

3. Promote the use of *signs* that are well designed, of appropriate scale, structurally sound, and integrated with surrounding *buildings* and landscape in order to meet the community's desire for quality development.

4. Protect property values, the local economy, and the quality of life. These regulations are intended to preserve and enhance the appearance of the streetscape that affects the image of the city.

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5. Maintain acceptable outdoor lighting levels. These regulations are intended to enhance the livability of the community while respecting the natural habitat for animals and the desire for dark skies in environmentally sensitive areas.

6. Provide for adequate wayfinding through and within the city. These regulations are intended to aid motorists and pedestrians in navigating to local businesses and other points of interest safely.

7. Promote the health, safety, morals, and general welfare of the citizens of the City of Surprise.

D. **Limitations:**

1. These regulations do not regulate every form and instance of visual communication that may be displayed within the jurisdictional limits of the City of Surprise. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the stated purposes set forth.

2. These regulations do not entirely eliminate all of the harms that may be created by the installation and display of *signs*. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by *signs*.

3. These regulations are not intended to and do not apply to *signs* erected, maintained or otherwise posted, owned or leased by this State, the federal government or the City of Surprise. The inclusion of "government" in describing some *signs* does not intend to subject the government to regulation, but instead helps illuminate the type of *sign* that falls within the immunities allowed for government speech.

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Section 113-02 – Applicability

The provisions of this Chapter apply to all incorporated areas within the City of Surprise and shall supersede all previous sign codes and references thereto adopted by the Surprise City Council as of the effective date of Ordinance [insert adopting Ordinance Number], except that where such land is located within an approved Planned Area Development (PAD), or is subject to an approved Comprehensive Sign Program (CSP) existing at the time of the adoption of this Ordinance, the time, place and manner provisions of said PAD or CSP shall apply. Whenever an approved PAD or CSP is silent on a matter relating to signage, the provisions of this Chapter shall apply to the extent that such provisions are not in conflict with the provisions of the approved PAD or CSP.

Section 113-03 – First Amendment Interpretation and Severability

This Chapter must be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this Chapter is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this Chapter which can be given effect without the invalid provision.

Section 113-04 – Rules of Interpretation

A. Words or phrases within this Chapter which are expressed using *italics* shall assume the meaning as ascribed in Section 113-05 of this Chapter. Words or phrases not expressed in italics shall assume the common meaning of the word or phrase unless such word or phrase is otherwise included in Section 122-178 of the Surprise Municipal Code. Whenever the definition of a word or phrase used in this Chapter is in conflict with any word or phrase used elsewhere in the Surprise Municipal Code, the definitions of this Section shall apply for purposes of interpreting this Chapter.

B. Graphical representations are often used throughout this Chapter to further clarify the intent of the text; however, whenever there is a conflict between the text and the illustration, the language of the text shall prevail.

C. Words in singular form shall include the plural form and words in plural form shall include the singular form.

D. The word “shall” is mandatory and the word “may” is permissive.

E. The City of Surprise shall not evaluate any *sign* based on the message content of the *sign* provided the *sign copy* contains no vulgar or profane language, hate speech, or language intended to incite violence, in which case the *sign copy* shall not be permitted.

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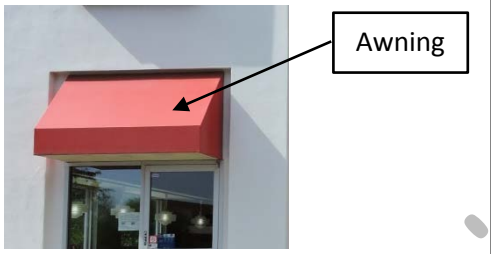
Section 113-05 – Definitions

Awning: An architectural projection, typically made of cloth or metal, which projects from and is supported by the walls of a *building* and is intended to provide shade or shelter above a window or door.

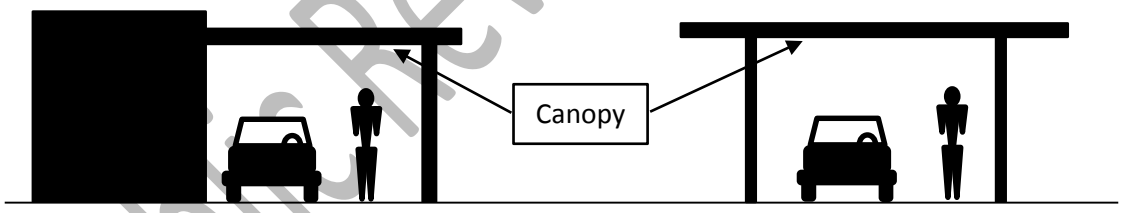


Awning

Blight: Unsightly conditions including but not limited to damage, tattered, faded, cracking, peeling, rusting or any other condition of disrepair, deterioration, or lack of maintenance.

Building: Any *structure* having a *roof* supported by walls or columns used for the shelter of persons, animals, or personal property.

Canopy: A *building* or portion thereof, which is open on not less than two (2) sides and is entirely or partially supported by the ground.



Canopy Not to Scale

Copy, changeable: *Sign copy* that is changed or capable of being changed at intervals of more than once per day.

Cottage industry: Specific to the Surprise Heritage District as outlined in Section 122-69.1 of the Surprise Municipal code, a *cottage industry* is a small business, owned and operated by the residential occupant, in a residential area, conducted within the dwelling or in an accessory building. The business may have employees and customers but must be clearly incidental and secondary to the use of the property for single-family residential purposes as well as adhere to the Use Specific Standards in Section 122-69.1(G) of the Surprise Municipal Code.

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Daylight hours: That portion of the day beginning when the sun breaks the morning horizon and ending when the sun falls below the evening horizon.

Drive-in business: A retail business establishment where on-site transactions may be conducted from the confines of a parked vehicle. See also *drive-through business*.

Drive-through business: A retail business establishment where on-site transactions may be conducted from the confines of a vehicle which is staged in a drive-through lane. See also *drive-in business*.

Electronic Messaging Center (EMC): A *sign* that utilizes computer-generated messages or some other electronic means of *changeable copy*. These *signs* include displays using incandescent lamps, LEDs, LCDs or a flipper matrix.

Electronic Messaging Centers, Level 1: An *EMC* that contains monochromatic static messages which may only be changed manually and which do not employ "scroll", "fade" or "dissolve" transitions, animation or video, or similar subtle transitions or frame effects which create the appearance of moving text or images.

Electronic Messaging Centers, Level 2: An *EMC* that contains monochromatic or full-color static messages which may be changed automatically at a rate not exceeding once every eight (8) seconds, and which do not employ "scroll", "fade" or "dissolve" transitions, animation, or similar subtle transitions or frame effects which create the appearance of moving text or images.

Flag: Any fabric or flexible material attached to or designed to be flown from a flagpole or similar device, but not including *banners*.

Illuminance: The amount of light falling upon a real or imaginary surface, measured in either foot-candles or lux. See also "*luminance*".

Illumination, bare-bulb: A type of *external illumination* consisting of light bulbs or a string of light bulbs, or takes on the appearance of such including LEDs.

Illumination, bent-tube: A source of light for *externally illuminated* graphics supplied by a glass tube that is bent to form letters, symbols, or other shapes and filled with a gas that when electrically charged emits light, or any other method or technology, such as but not limited to LED rope lighting, utilized to achieve the same effect.

Illumination, external: A light source that is separate and apart from the *sign*.

Illumination, internal: A light source that is concealed or contained within the *sign* and becomes visible in darkness through a translucent surface.

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Lawful temporary event: A use of land that is permitted by and in accordance with Section 122-105 of the Surprise Municipal Code.

Logo: A graphic symbol representing a business, activity or use.

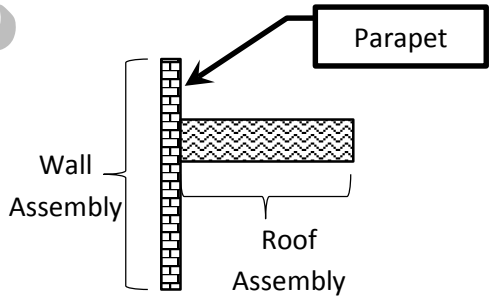
Luminance: The light that is emitted by a light source or reflected from a surface, measured in foot-Lamberts or Nits. See also "*illuminance*".

Maintenance: The replacing or repairing of a part or portion of a *sign* necessitated by ordinary wear, tear or damage beyond the control of the owner, or the reprinting of existing *sign copy* without changing the wording, composition, design, original color or size of the *sign copy*.

Marquee: A type of *building* projection typically attached to and projecting from the front entrance of a hotel or theater, and intended to provide an opportunity for signage.

Marquee

Parapet: That portion of a *building*'s exterior wall which projects above the *roof* of the *building*.



Parapet

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Pennant: A type of *flag,* generally in the shape of a triangle and typically flown from a string.

Pennant

Roof: That portion of a *building's* exterior intended to provide overhead protection from the elements.

Roof, exposed pitch: Any *roof* where the pitch of the *roof* is visible from the ground.

Roofline: The highest point of the main *roof* or the highest point on a *parapet*, but not including cupolas, pylons, projections or minor raised portions of the *roof*.

Sign: Any device depicting written letters, words, numerals, figures, emblems, logos, trademarks, pictures, or any part or combination thereof used for visual communication that attracts the attention of the public and is visible from public or private rights-of-way or other properties, but not including athletic scoreboards when associated with a sanctioned athletic field.

Sign, 3-Dimensional: A *sign* in which is meant to be viewed from all angles.

3-Dimensional Sign

Public Review Version

Sign, abandoned: Any *sign* located on a vacant property or premises, which is vacant for a period of 90 calendar days, or a *sign* which is damaged, in disrepair, or vandalized and not repaired within 90 calendar days of the date of the damaging event.

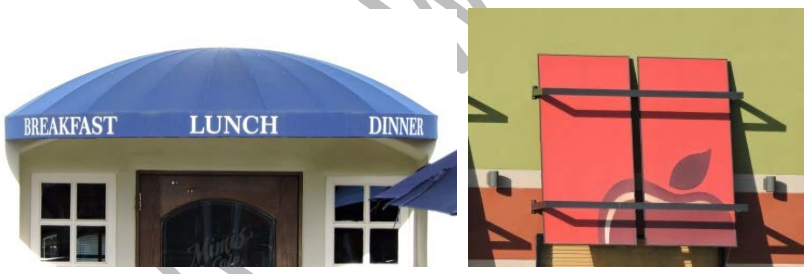
Sign, Address: A *sign* intended for the display of a property's address.

Sign, A-frame: A *portable sign* designed in the shape of the letter "A" consisting of two rigid surfaces joined along an adjacent edge.

Sign, animated: A *sign* which incorporates movement or the optical illusion of movement of any part of the *sign* or *sign structure*, including the flashing or varying of light intensity; or the automatic changing of all or any part of the *sign*; or any movement or rotation of the *sign* or any part of the *sign structure*.

Sign, area: The smallest rectangular area or areas of a 2-dimensional *sign* which can enclose all of the *sign copy*, or in the case of a 3-dimensional *sign*, 50% of the volume of the smallest cuboid which can enclose the *sign*.

Sign, Awning: Any information or graphics painted on or integrated into an *awning*.



Awning Sign

Sign, backlit: A *sign* typically utilizing opaque graphics, in which the light source is concealed or contained within the graphic thereby causing the graphic to become visible against the illuminated surface onto which the graphic is mounted.

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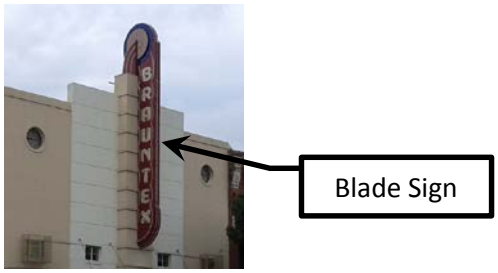
Sign, Banner: A *sign* consisting of fabric, paper, or other lightweight pliable material, either enclosed or not enclosed in a rigid frame, and secured or mounted to minimize movement in the wind, but not including *inflatable signs*.

Banner Sign

Sign, Billboard: A *sign* that advertises a business, commodity, service, entertainment, product or attraction which is sold, offered or existing elsewhere than on the property where the *sign* is located or which takes on the physical characteristics historically associated with such *signs*.

Billboard

Sign, Blade: A *sign* which stands off from the façade of the *building* and is designed to be read in a vertical manner.



Blade Sign

Public Review Version 1

Sign, Canopy: A type of *Building Wall Sign* that is mounted to the face of a *canopy*.

Canopy Sign

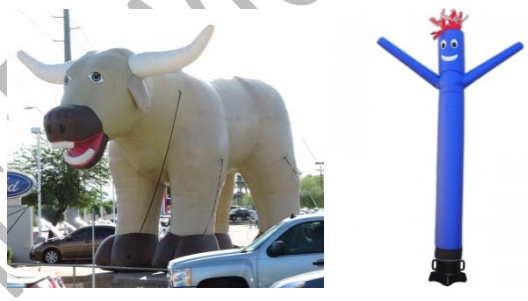
Sign copy: The letters, words or graphics used to convey information on a *sign*.

Sign, freestanding: A *sign* that is erected on its own self-supporting structure, detached from any supporting elements of a *building*.

Sign, Hanging: See "S*hingle Sign*".

Sign, illuminated: A *sign* of which the surface is artificially lighted either internally or externally. (See also "*illumination*" et. seq.)

Sign, inflatable: Any flexible fabric device which is filled with a gas or pressurized air that is tethered or anchored to the ground or other stationary object, or any device taking on such an appearance.



Inflatable Sign

Sign, legal non-conforming: A *sign* lawfully erected and maintained prior to the adoption of the Ordinance from which this Chapter or amendments thereto is derived that does not conform to the requirements of this Chapter.

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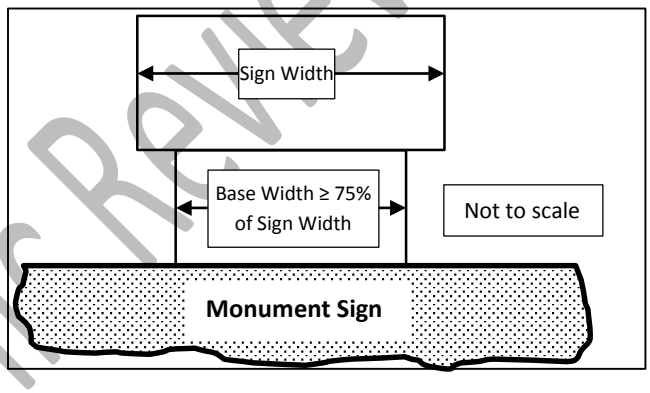
Sign, Light Pole Banner: A fabric *sign* suspended between two horizontal supports, which are attached to a light pole for the purpose of supporting the *sign*.

Light Pole Banner

Sign, Monument: A *freestanding sign* with a base that is at least 75 percent of the width of the *sign*.



Public Review Version 1

Sign, Monument, Class I: Commonly referred to as a “menu sign”, a Class I Monument Sign is a *monument sign* associated with the drive-through lanes of a *drive-through business*, and which is equipped with a loudspeaker and microphone for the purpose of placing and confirming an order.

Class I Freestanding Sign

Sign, Monument, Class II: Commonly referred to as a “preview sign”, a Class II Monument Sign is a *monument sign* associated with the drive-through lanes of a *drive-through business*, and which is not equipped with a loudspeaker or microphone.

Class II Freestanding Sign

Public Review Version 1

Sign, Monument, Class III: Commonly referred to as a "directional sign", a Class III Monument Sign is a *monument sign* typically associated with a multi-family, commercial or industrial driveway or drive aisle.

Class III Freestanding Sign

Sign, Monument, Class IV: Commonly referred to as a "directory sign", a Class IV Monument Sign is a *monument sign* typically associated with a pedestrian promenade or parking lot drive aisle.

Class IV Freestanding Sign

Sign, Monument, Class V: A *monument sign* associated with a High Volume Collector Street, Residential Collector Street, or Commercial Collector Street, as defined by the Surprise Engineering Design Standards, and provides the primary source of signage for the property served by the *sign*.

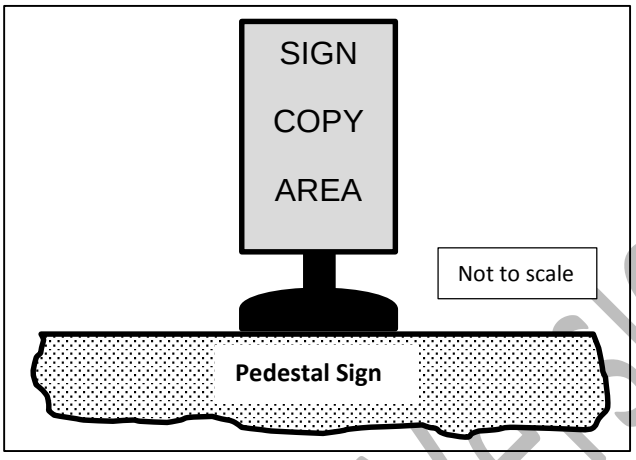
Sign, Monument, Class VI: A *monument sign* associated with a Parkway, Major Arterial, or Minor Arterial, as defined by the Surprise Engineering Design Standards, or Grand Avenue, and provides the primary source of signage for the property served by the *sign*.

Sign, non-conforming: A *sign* that does not conform to the requirements of this Chapter.

Public Review Version 1

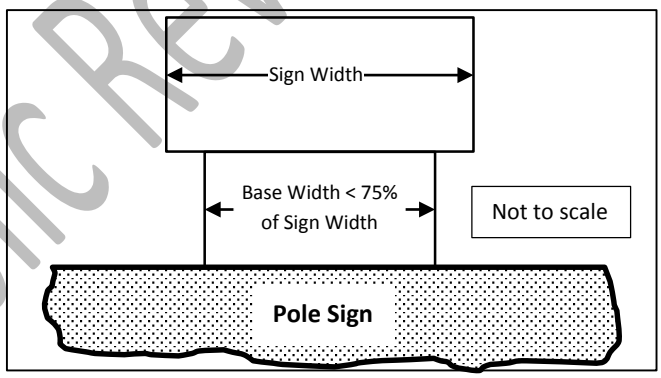
Sign panel: The surface on which *sign copy* is depicted.

Sign, Pedestal: A *portable sign* in which the *sign panel* is affixed to and supported by a weighted base.



Sign, permanent: A *sign* that due to its physical characteristics and method of attachment is intended for permanent display.

Sign, Pole: A *freestanding sign* where the width of the supporting poles, uprights or braces are collectively less than 75 percent of the width of the *sign*. For purposes of this Chapter, a *light pole banner* is not considered a pole sign. (See also "*Sign, Monument*" and "*Sign, Pylon*".)

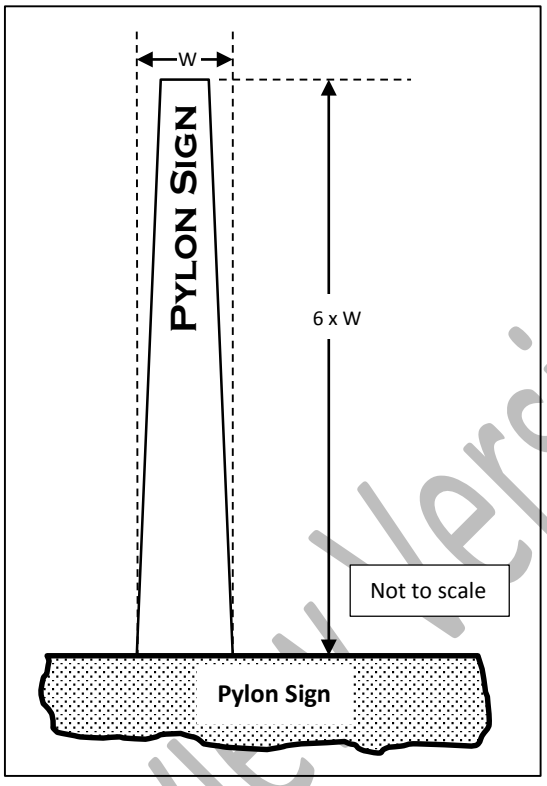


Sign, portable: A *temporary sign* that may be readily moved from location to location without the need of any specialized knowledge or equipment, and that is not affixed to the ground or any *structure*.

Sign, public: A *sign* erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, or direct or regulate pedestrian or vehicular traffic.

Public Review Version 1

Sign, Pylon: A *Monument Sign* in which the height of the *sign structure* is at least six (6) times the width of the base of the *sign structure*.

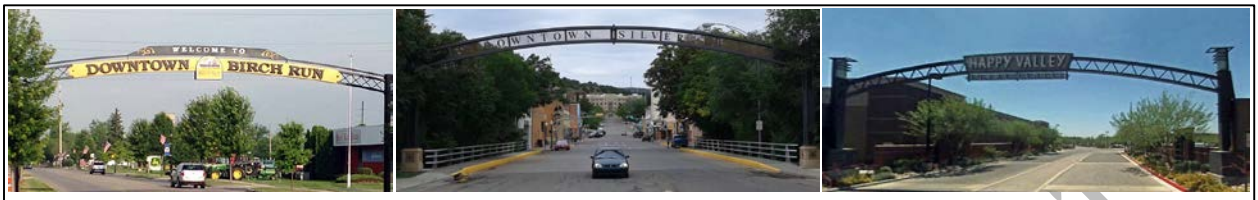


Sign, Reader Panel: A *sign* in which the individual characters of the *sign copy* may be changed manually and immediately, but not including Electronic Messaging.

Reader Panel

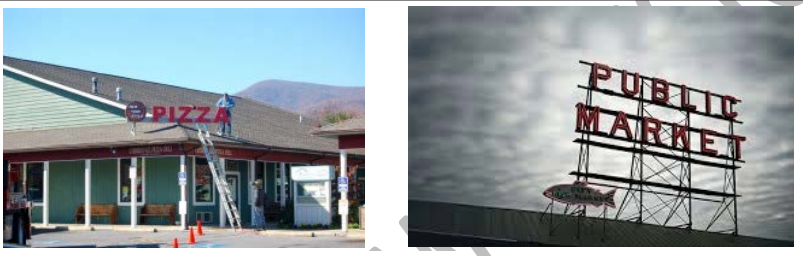
Public Review Version 1

Sign, Roadway Arch: A *sign* mounted to a *structure* that spans a roadway or commercial driveway in which the *structure* is intended for that sole purpose.



Roadway Arch Sign

Sign, Roof: A *building*-mounted *sign* that is attached to or extends above the *roof* of a *building*.



Roof Sign

Sign, Sandwich: A type of *A-Frame sign* designed to be worn by a person.

Sign, Shingle: A *sign* suspended from, and located entirely under a covered porch, walkway, *canopy* or *awning*.

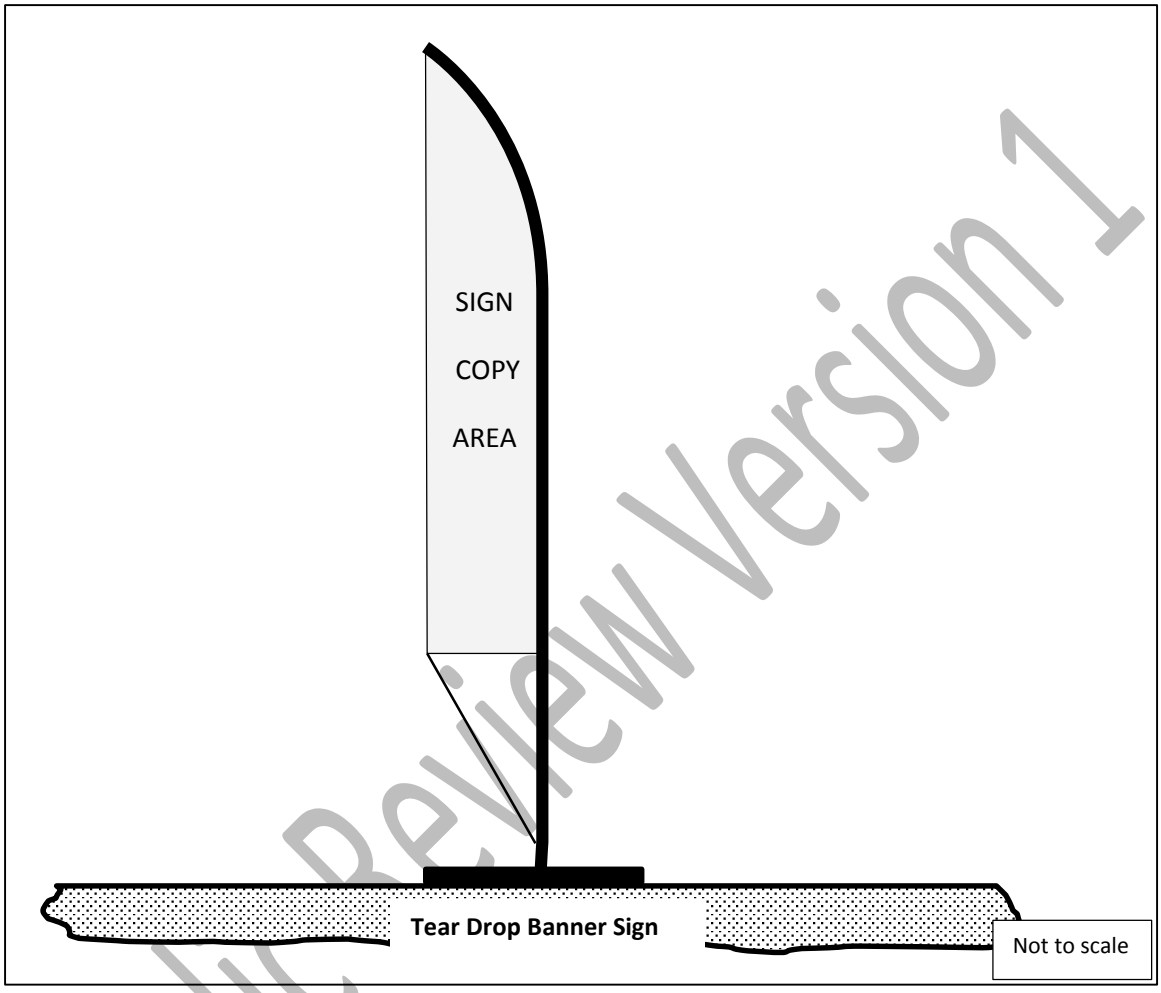
Shingle Sign

Sign, Snipe: Any *sign*, other than a *public sign*, that is posted on a tree, landscaping, utility pole or *structure*, streetlight, fence, fire hydrant, bridge, curb, sidewalk, park bench, parkway, street, or right-of-way.

Public Review Version 1

Sign structure: The supports and framework of a *sign*.

Sign, Teardrop Banner: A *sign* consisting of a narrow strip of fabric material which is attached to a flexible or partially flexible pole in a vertical manner.



Sign, temporary: A *sign* that due to its physical characteristics and method of attachment is not intended for permanent display. See also "*sign, permanent*".

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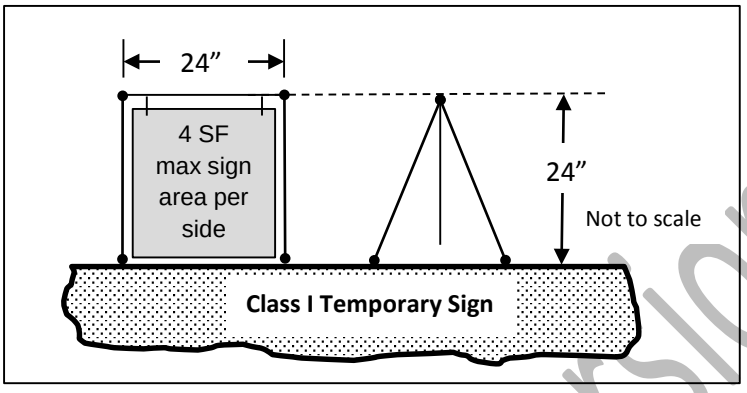
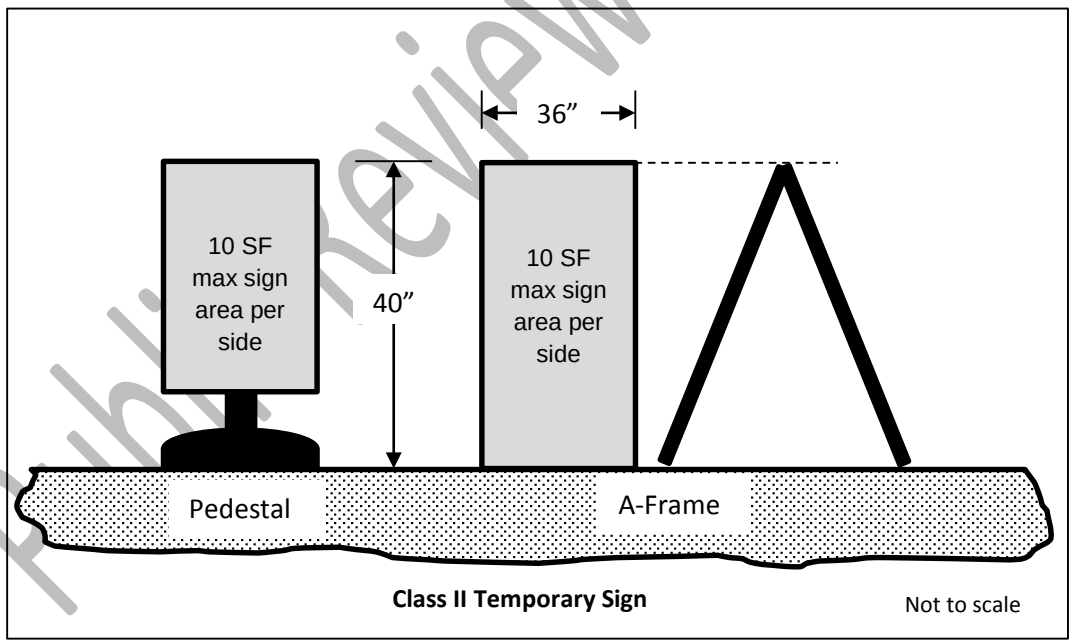
Sign, Temporary, Class I (Small A-Frame Sign): A *temporary, portable sign* generally in the shape of the letter "A" in which the overall height of the *sign structure* does not exceed twenty-four (24) inches, the overall width of the *sign structure* does not exceed twenty-four (24) inches and which does not exceed eight (8) square feet of aggregate *sign area*.

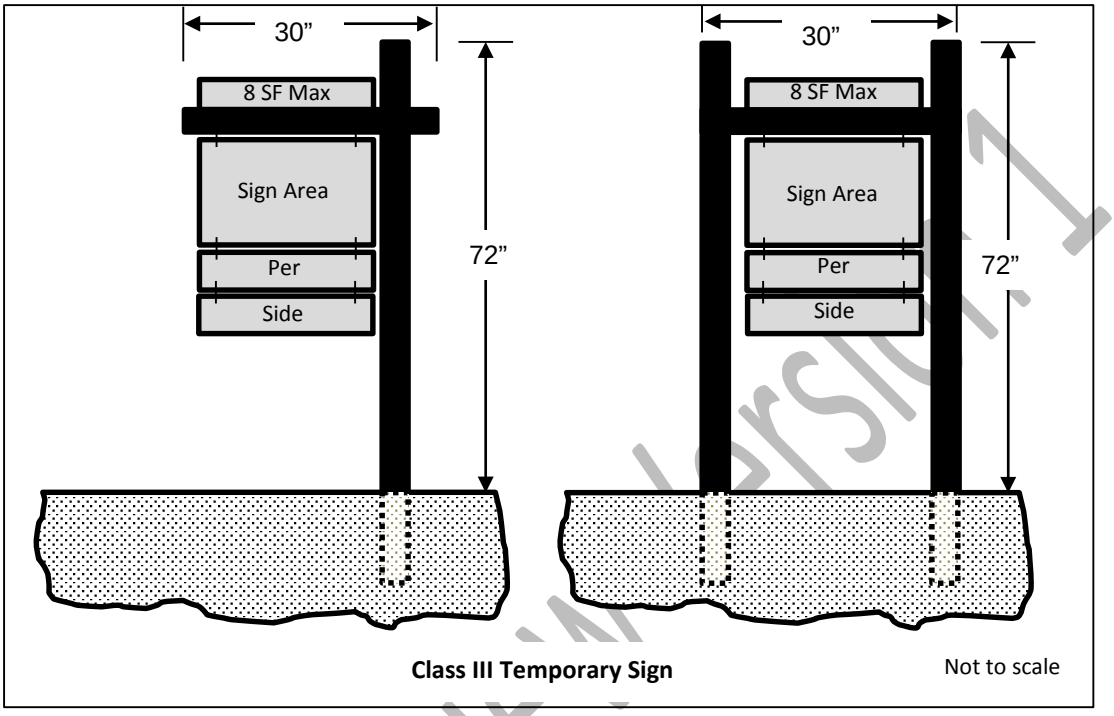


Sign, Temporary, Class II (A-Frame Sign and Pedestal Sign): A *temporary, portable sign* in which the overall height of the *sign structure* does not exceed forty (40) inches, the overall width of the *sign structure* does not exceed thirty-six (36) inches and which does not exceed twenty (20) square feet of aggregate *sign area*.



Public Review Version 1

Sign, Temporary, Class III (Small Post Sign): A *temporary sign* supported by one or more rigid posts in which the overall height of the *sign structure* does not exceed 72 inches, the overall width of the *sign structure* does not exceed thirty (30) inches, and the aggregate *sign area* does not exceed sixteen (16) square feet.



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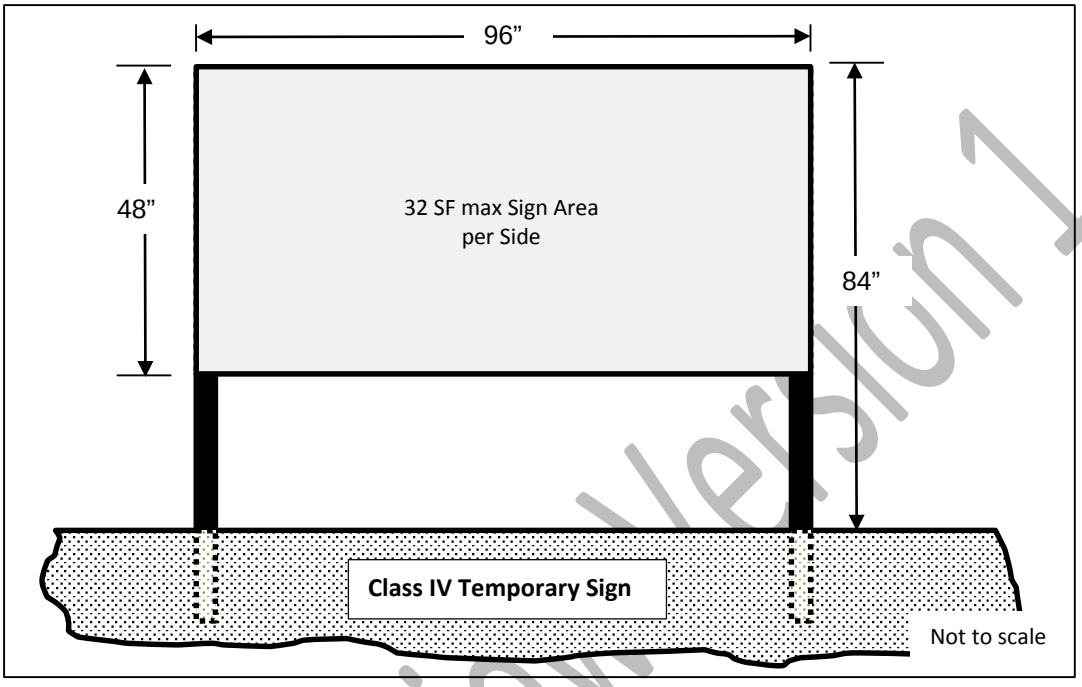
Sign, Temporary, Class IV: A *temporary sign* supported by two (2) rigid posts in which the overall height of the *sign structure* does not exceed 84 inches, the overall width of the *sign structure* does not exceed 96 inches, and the aggregate *sign area* does not exceed 64 square feet.



Sign, Vehicle: Any *sign* mounted, painted, or otherwise erected on a *vehicle*.

Sign Walker: A live person carrying a *portable sign* intended to convey a message to motorists and passersby.

Sign Walker

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Sign, Wall, Building: A *sign* mounted flat against a *building wall* with the exposed face of the *sign* in a plane generally parallel to the face of the wall, but not including *Window Signs*.

Building Wall Sign

Sign, Wall, Subdivision Perimeter: A *sign* mounted or painted onto a *subdivision perimeter wall*.

Subdivision Perimeter Wall Sign

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Sign, Window: Any combination of decals, posters, murals or other media which are affixed to a window pane or otherwise intended to be viewed through the window pane from the exterior of the *building*, but not including merchandise normally displayed within a show window of a retail merchant shop.

Window Sign

Structure: Anything constructed or erected that requires attachment to the ground, or is structurally connected to something having attachment to the ground.

Vehicle: Any car, truck, motorcycle, All-Terrain Vehicle, Recreational Vehicle, boat, trailer, tractor, crane, mobile machinery, or similar.

Wall, building: A wall that is integral to a *building*.

Wall, subdivision perimeter: A freestanding wall that is located around a subdivision.

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Section 113-06 – Permitted and Prohibited Signs

A. **Permitted Signs by Zoning District** – Only those *sign* types and classes that are specifically listed in Table 113-06.A for each zoning district may be allowed, subject to the provisions outlined elsewhere in this Chapter.

TABLE 113-06.A – PERMITTED SIGNS (P=Permitted, shaded cell = Not Permitted)

Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
TEMPORARY SIGNS											
113-08.A.2	Class I Temporary Signs (Small A-Frame Signs)			P	P	P	P	P	P	P	P
113-08.A.3	Class II Temporary Signs (Large A-Frame Signs)			P	P	P	P	P	P	P	P
113-08.A.4	Class III Temporary Signs (Small Post Signs)			P	P	P	P	P	P		P
113-08.A.5	Class IV Temporary Signs (Large Post Signs)			P	P	P	P	P	P		P
113-08.A.6	Banner Signs						P		P		P
113-08.A.7	Light Pole Banner Signs	P	P		P	P	P	P	P		P
113-08.A.8	Teardrop Banner Signs			P	P	P	P	P	P	P	P
113-08.A.9	Sign Walkers	P	P	P	P	P	P	P	P	P	P
BUILDING MOUNTED SIGNS											
113-08.B.1	Building Wall Signs			P	P	P	P		P		P
113-08.B.2	Blade Signs			P	P	P	P		P		P
113-08.B.3	Canopy Signs				P	P	P		P		P
113-08.B.4	Marquee Signs						P				P
113-08.B.5	Awning Signs						P		P		P
113-08.B.6	Hanging Signs					P	P	P	P		P
113-08.B.7	Window Signs and Sunscreens			P	P	P	P	P	P		P
FREESTANDING SIGNS											
113-08.C.1	Class I Monument Signs (Menu Signs)						P		P		
113-08.C.1	Class II Monument Signs (Preview Signs)						P		P		
113-08.C.2	Class III Monument Signs (Directional Signs)	P	P	P	P	P	P	P	P	P	P
113-08.C.3	Class IV Monument Signs (Directory Signs)				P	P	P		P		
113-08.C.4	Class V Monument Signs (Minor Monument Signs)			P	P	P	P		P		P
113-08.C.5	Class VI Monument Signs (Major Monument Signs)				P	P	P		P		P
113-08.C.6	Roadway Arch Signs	P	P				P		P		
113-08.C.7	Subdivision Perimeter Wall Signs			P	P	P	P				P
OTHER SIGNAGE											
113-10	Level 1 Electronic Messaging			P	P	P	P	P	P		P
113-10	Level 2 Electronic Messaging				P	P	P		P		P
113-11	Reader Panels			P	P	P	P	P	P		P
113-12	Address Identification			P	P	P	P	P	P	P	P
113-13	Flags and Flagpoles			P	P	P	P	P	P		P

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B. **Signs in the Public Street Right-of-Way:** *Signs* are permitted within the public street right-of-way regardless of the zoning of said right-of-way, only when erected by, or on behalf of, the City of Surprise, or as permitted under Section 113-08.A.2.b and 113-08.A.3.b below.

C. **Signs in the Private Street Right-of-way:** *Signs* are permitted within private street rights-of-way only when associated with an approved Planned Area Development (PAD) or Comprehensive Sign Program (CSP), or as required by the City of Surprise.

D. **Encroachments:** No portion of any *sign* erected on any property may encroach into the public right-of-way unless expressed written permission is granted by the City of Surprise to allow said encroachment.

E. **Signs as an Accessory Use:** All *signs* must be an accessory use to a primary use. In no case shall a *sign* be established as a primary use of the property; except that *temporary signs* as otherwise allowed within a given zoning district are exempt from this provision.

F. **Prohibited *Signs*** – the following *sign* types are specifically prohibited:

1. *Abandoned signs, Billboard Signs, Pole Signs* of a permanent nature*, Roof Signs and Snipe Signs;*

2. *Animated Signs*, flashing, blinking, or rotating *signs,* festoons*, Inflatable Signs* including latex or Mylar balloons*,* permanent *Banner Signs, Pennants,* searchlights, streamers*, signs* other than *Class 1 Monument Signs* that emit audible sound, and any clearly similar features*;*

3. *Vehicle Signs* when the *vehicle* is placed in a location not approved for vehicular parking or storage*;*

4. *Signs* containing any words or symbols that would cause confusion because of their resemblance to highway traffic control or direction signals;

5. Merchandise, equipment, products or other items which are not available for purchase, but are intended to attract attention, or for identification or advertising purposes;

6. *Signs* located on trees, utility poles, public benches, or any other form of public property, or within any public right-of-way, unless explicitly permitted by these regulations;

7. *Signs* containing vulgar or profane messages, hate speech, or language intended to incite violence.

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8. *Signs* greater than thirty (30) inches in height and which are located within any sight visibility triangle of any street or driveway intersection as required by the Surprise Engineering Design Standards.

9. *Signs* not expressly permitted as being allowed by right under this Chapter, or by specific requirements in another portion of this Chapter, or otherwise expressly allowed by the City of Surprise Board of Adjustment, are expressly prohibited.

G. **Signs Exempt from these Regulations** – The following *signs* are exempt from regulation under this Chapter:

1. Any public-purpose or public-safety *sign*, or any other notice or warning required by a valid and applicable federal, state or local law, regulation, or resolution, and posted by or on behalf of a governmental agency;

2. Any *sign* that is not visible from another property to the naked eye, provided said *sign* otherwise meets applicable Building Code requirements.

H. **Violation –** Any *sign* that is not in compliance with this Section is in violation of this ordinance.

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Section 113-07 – General Provisions

A. **Permitting Requirements:**

1. **Permits Required:** With the exception of those *sign* types listed in 113-07.A.3 below, a permit is required for all *signs* regulated by this Chapter and erected within the City of Surprise.

2. **Property Owner Authorization Required:** No *sign* regulated by this Chapter shall be erected on a property not owned by the person or entity erecting the *sign* without the expressed written permission from the property owner of the property onto which the *sign* is erected. Said written permission shall be made available to the City of Surprise upon request.

3. **Exceptions from the Permitting Requirement:** The following *sign* types are exempt from the permitting requirement:

   a) *Temporary Signs*

   b) *Sign Walkers*

   c) *Window Signs*, provided the *sign* is not electrically connected to the *building*

   d) Sun screens

   e) *Shingle Signs*, provided the *sign* is not electrically connected to the *building*

   f) *Address Signs* provided the *sign* is not electrically connected to the *building*

   g) *Flags* except that in the event the flagpole is greater than six (6) feet in length, then a permit is required for the flagpole

   h) *Signs* relating to citizen review or public hearings

B. **Sign Quality and Construction:**

Signs shall be designed in compliance with the applicable construction codes adopted by the City and in effect at the time of construction.

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C. **Sign Maintenance:**

1. All *signs* shall be maintained in a stated of good repair, operational, and free of *blight* and/or hazards. Weathered, sun damaged, tattered or faded *signs* or related components shall be repaired or replaced.

2. Whenever any *sign*, either legally conforming or legally nonconforming, is required to be removed for the purpose of repair, lettering or repainting, the same may be done provided;

   a) There is no alteration or remodeling to the *structure* or to the mounting of the *sign* itself;

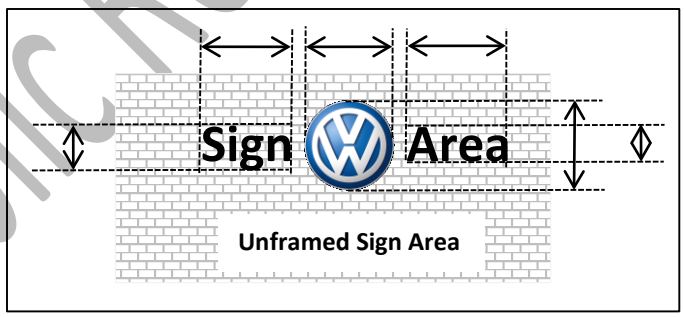
   b) There is no enlargement or increase in any of the dimensions of the *sign*, *sign copy,* or *sign structure*;

   c) The *sign* is an accessory to a legally conforming use, conditional use, or legally nonconforming use.

D. **Methods of Measurements:**

1. **Sign Area:**

   a) **Unframed Signs:** Where the individual letters, logos and graphics of a *sign* are mounted directly to a wall or *sign structure*, the *sign area* is determined by calculating the smallest rectangle or rectangles containing *sign copy*.



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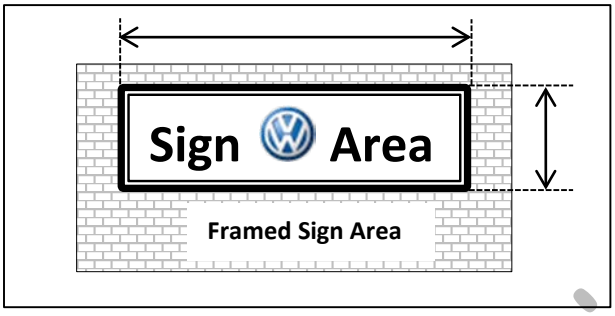
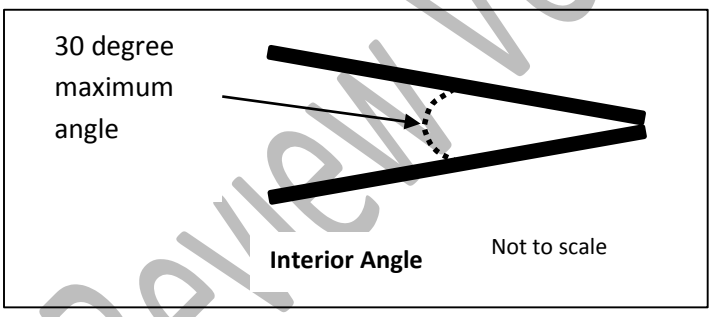
b) **Framed Signs:** Where the individual letters, logos and graphics are integral to a *sign panel*, or are framed in by an architectural element or contrasting color apart from the color of the wall or *sign structure*, the *sign area* shall be the area of the panel or frame.



c. **Double-Sided Signs:** Only one side of a double-sided *freestanding sign* shall be used to calculate the *sign area*, provided the interior angle between *sign* faces is not greater than 30 degrees. This provision does not apply to *A-Frame Signs*.



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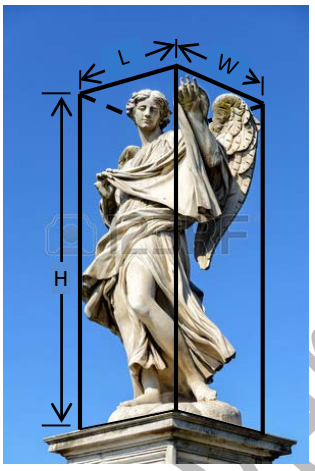
d. **3-Dimensional Signs:** Where a *sign* consists of a 3-dimensional, free-form, sculptural or other non-planar design, the *sign area* shall be calculated as 50% of the total volume of space contained within the smallest cuboid, which will enclose the *sign* structure.

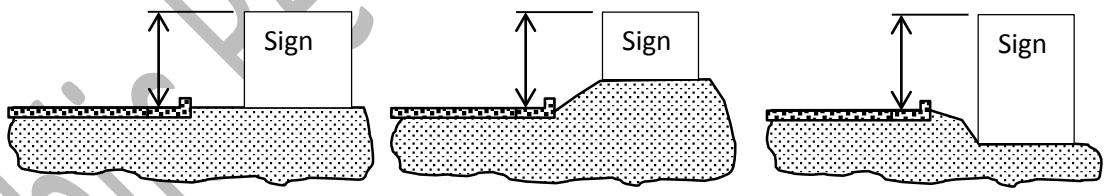
Sign Area of a 3-Dimensional Sign = Length x Width x Height x 50%



Not to scale

Volumetric Sign Calculation

2. **Monument Sign Height:** Unless otherwise noted, notwithstanding adjacent topography, the height of any class of *monument sign* shall be measured from the closest adjacent curb, or if no curb is present, the closest adjacent pavement.



Not to scale

Monument Sign Height

3. **Fractional Calculations:** When any requirement of Chapter 113 results in a fractional calculation, that fraction shall be rounded up to the nearest whole number.

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Section 113-08 – Sign Classifications and Types

The following *sign* classifications and types as defined in Section 113-05 are permitted in the City of Surprise as outlined in Table 113-06.A subject to the following "time, place and manner" restrictions.

A. ***Temporary Signs:*** When allowed, *Temporary Signs* shall conform to the following requirements:

1. **General Requirements:**

   a) *Temporary signs* shall not be illuminated in any manner except by ambient lighting present on the property.

   b) *Temporary signs* shall include the name and phone number of the contact person responsible for placing the *sign*.

   c) No *temporary sign* may interfere with the free movement of pedestrian or vehicular traffic through the site.

   d) The supporting elements for *Class III Temporary Signs* and *Class IV Temporary Signs* may be directly buried or inserted into the soil; however, in no case shall concrete, or other permanent attachments to the ground, or attachment to other permanent *structure(s)* be utilized.

2. ***Class I Temporary Signs* (Small A-Frame Signs):**

   a) Not more than three (3) *Class I Temporary Signs* are permitted in conjunction with a *lawful temporary event*, including those associated with *cottage industries*, but not home occupations, subject to the specific requirements as outlined in this Section except that in no case shall a *Class I Temporary Sign* be allowed on a vacant property.

   b) In no case shall a *Class I Temporary Sign* be located within a public right-of-way except as outlined in Section 113-06.B above or when associated with a *lawful temporary event*.

   c) There is no limit to the number of *sign panels* per *sign structure* provided the defined height, width and *sign area* limitations are not exceeded.

   d) The *sign* may be weighted or ballasted; however, no such *sign* may be affixed to the ground or to any permanent *structure*.

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e) The *sign* may be displayed only during the business hours of the business or temporary event served by the *sign*.

3. ***Class II Temporary Signs*** **(Large A-Frame Signs and Pedestal Signs):**

a) Not more than one (1) *Class II Temporary Sign* meeting the specific requirements outlined in this Section are permitted in conjunction with a lawful commercial use or a *lawful temporary event*, including those associated with *cottage industries* but not home occupations, subject to the specific requirements as outlined in this Section except that in no case shall a *Class II Temporary Sign* be allowed on a vacant property.

b) In no case shall a *Class II Temporary Sign* be located within a public right-of-way except as outlined in Section 113-07.B above, or when associated with a *lawful temporary event*, or when the customer entrance to the *building* served by the *Class II Temporary Sign* opens directly onto a public right-of-way.

c) There is no limit to the number of *sign panels* per *sign structure* provided the defined height, width and *sign area* limitations are not exceeded.

d) The *sign* shall be placed within 15' of the customer entrance of the business served by the *sign*.

e) The *sign* shall not be located within any landscape area.

f) The *sign* may be weighted or ballasted; however, no such *sign* shall be affixed to the ground or to any *structure* or object.

g) The *sign* may be displayed only during the business hours of the business or temporary event served by the *sign*.

4. ***Class III Temporary Signs*** **(Small Post-Signs):**

a) Not more than one (1) *Class III Temporary Sign* meeting the specific requirements outlined in this Section is permitted per lot of record except that if said lot abuts more than one (1) street, one (1) additional *Class III Temporary Sign* meeting said requirements may be erected along each additional street frontage.

b) In the event a property is vacant, additional *Class III Temporary Signs* may be erected on said property provided the spacing between such *signs* is not less than 600 feet.

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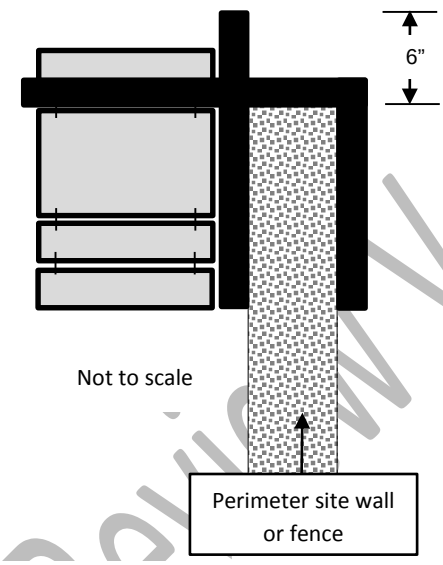
c) There is no limit to the number of *sign panels* per *sign structure* provided the defined height, width and *sign area* limitations are not exceeded.

d) In the event that a lot's *perimeter site wall* or fence is adjacent to or within twenty (20) feet of a street, the *Class III Temporary Sign* may be modified to allow the *sign* to be hung from but not attached to the *perimeter site wall* or fence provided the *sign* does not exceed the height of the wall or fence by more than six (6) inches and does not interfere with pedestrian movement.



Class III Temporary Sign Modified Design

5. ***Class IV Temporary Signs* (Large Post-Signs):**

a) Not more than one (1) *Class IV Temporary Sign* meeting the specific requirements outlined in this Section is permitted per lot of record except that if said lot abuts more than one street, one (1) additional *Class IV Temporary Sign* meeting said requirements may be erected along each additional street frontage.

b) In the event a *Class IV Temporary Sign* is associated with a public hearing, one (1) additional *Class IV Temporary Sign* is permitted for each 660 feet of right-of-way frontage.

c) The maximum number of *sign panels* per *sign structure* shall not exceed two (2).

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6. ***Banner Signs*:**

a) One (1) *Banner Sign* may be placed on any *building*, except those associated with a single-family use. If associated with an active construction project, the one (1) additional *Banner Sign* may be attached to the construction fence surrounding the construction site.

b) All four corners of a *Banner Sign* shall be securely attached to the *building* or fence.

c) The maximum area of a *Banner Sign* affixed to a *building* shall not exceed 1 square foot per linear foot of *building* elevation; not to exceed 500 square feet. The maximum area of a *Banner Sign* affixed to a construction fence shall not exceed thirty (30) square feet.

d) For a single-tenant *building*, the width of the *Banner Sign* shall not exceed 80% of the width of the *building* elevation onto which the *Banner Sign* is attached. For multi-tenant *building*, the width of the *Banner Sign* shall not exceed 80% of the leased tenant frontage.

e) *Banner Signs* shall be equipped with ventilation flaps.

7. **Light Pole Banner Signs:**

a) *Light Pole Banner Signs* may be attached to light poles when the pole is so equipped to receive such banner, except that in no case shall a *Light Pole Banner Sign* be affixed to a light pole in a public right-of-way without the expressed written permission from the City of Surprise.

b) The surface area of a single *Light Pole Banner Sign* shall not exceed eight (8) square feet as measured on a single side.

c) When two (2) *Light Pole Banner Signs* are affixed to a single light pole, both *Light Pole Banner Signs* shall be consistent with each other with respect to size and shape so as to create uniformity.

d) When the light pole onto which a *Light Pole Banner Sign* is placed is located within the paved portion of a parking lot, and the light pole base is unprotected from vehicular traffic, the bottom of the *Light Pole Banner Sign* shall be a minimum of fifteen (15) feet above the parking surface over which the banner is placed. If the base of the light pole is protected from vehicular traffic, this provision shall not apply.

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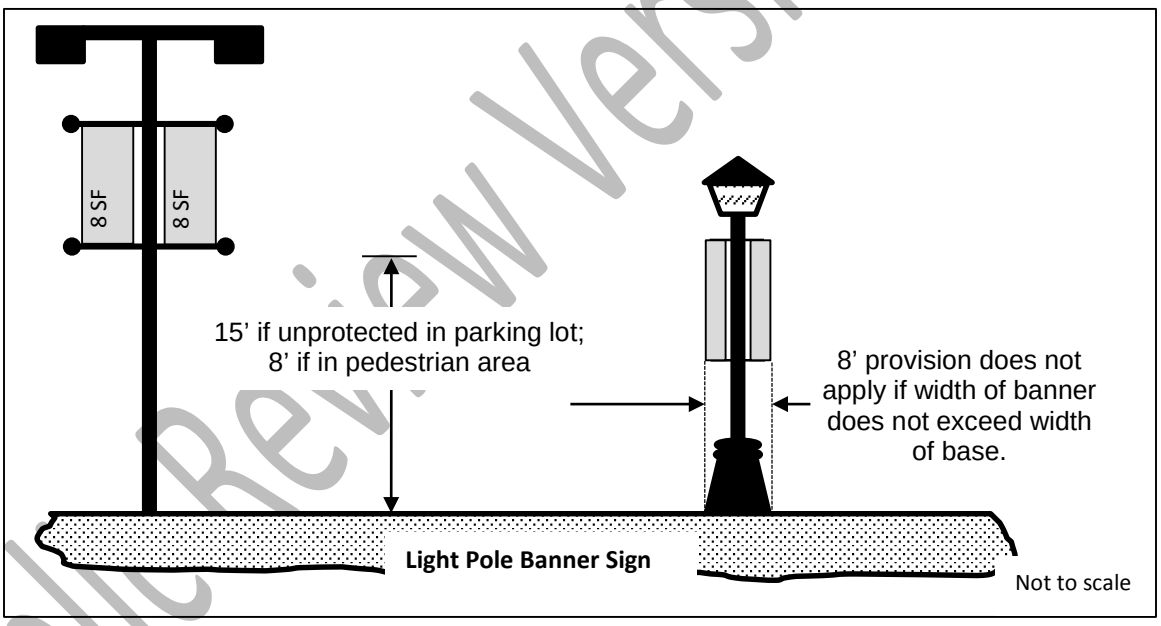
e) When the light pole is located within a pedestrian area, the bottom of the *Light Pole Banner Sign* shall be a minimum of eight (8) feet above the surface over which the *Light Pole Banner Sign* is placed, unless the *Light Pole Banner Sign* is sufficiently narrow so as to not extend beyond the base of the light pole.

f) Any horizontal supporting members shall either be removed when not in use or shall be of a hinged design and folded into a vertical position when not in use.

g) *Light Pole Banner Signs* shall not be illuminated in any manner except as incidental to the lighting fixture supported by the light pole.

h) Light Pole Banner Signs shall be equipped with ventilation flaps.



8. ***Teardrop Banner Signs***

a) Not more than two (2) *Teardrop Banner Signs* are permitted in conjunction with a *lawful temporary event* subject to the specific requirements as outlined herein except that in no case shall a *Teardrop Banner Sign* be allowed on a vacant property.

b) *Teardrop Banner Signs* may only be erected on the property on which the *lawful temporary event* is occurring. In no case shall a *Teardrop Banner Sign* be located within a public or private right-of-way.

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c) No *Teardrop Banner Sign* shall be located within fifteen (15) feet of a pedestrian path, sidewalk, or trail, whether public or private.

d) No *Teardrop Banner Sign* shall be located within fifteen (15) feet of any vehicular parking surface or driveway.

e) No *Teardrop Banner Sign* shall be located within fifty (50) feet of any public or private right-of-way.

f) The maximum height of the *sign structure* as measured from the nearest adjacent grade shall not exceed twelve (12) feet with the flag portion of the *sign* not exceeding sixteen (16) square feet.

g) The *Teardrop Banner Sign* shall be supported by a pedestal, which may be weighted or ballasted to prevent being overturned, but in no case shall the supporting *sign structure* be inserted into the ground.

9. ***Sign Walkers***: *Sign Walkers* are permitted to operate within the City of Surprise subject to the following restrictions:

a) *Sign Walkers* may only operate during *daylight hours*.

b) *Sign Walkers* may only operate on a sidewalk intended for pedestrian travel, but shall at no time block the free and unobstructed movement of pedestrians or vehicles.

c) *Sign Walkers* may carry a maximum of two (2) single-sided *signs* not exceeding three (3) square feet of *sign copy* each or one (1) double-sided *sign* not exceeding twelve (12) square feet of aggregate *sign copy*; however, in no case shall a S*ign Walker* carry any form of *electronic messaging*.

d) *Sign Walkers* shall not display a *sign* in any manner other than by personally holding or wearing said *sign*.

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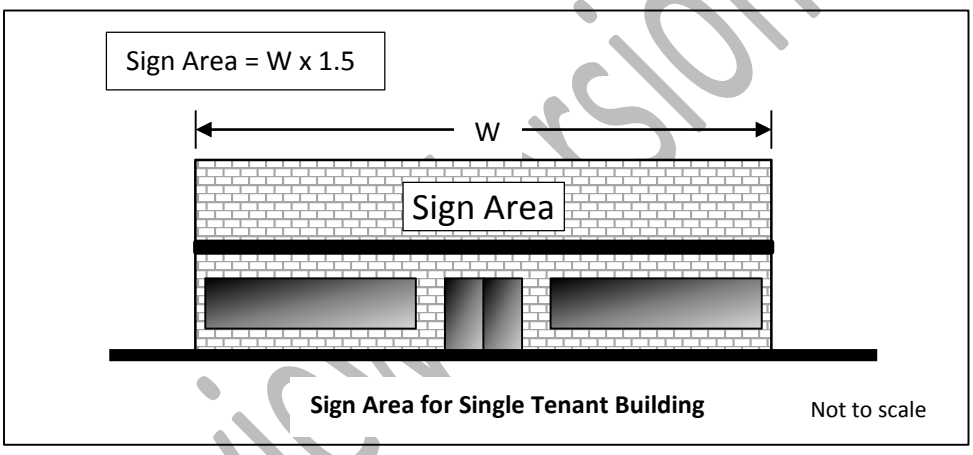
B. **Building-Mounted Signs*:***

1. ***Building Wall Signs*:**

In other than residential zoning, *Building Wall Signs* are permitted on any *building* elevation of any primary use *building*, regardless of orientation to the street or parking lot, subject to the following:

a) For single-tenant *buildings*, any number of *Building Wall Signs* may be affixed to any *building* elevation, provided the aggregate *sign area* does not exceed one and one-half (1.5) square foot per one (1) linear foot of *building* elevation on which the *sign* is mounted.



b) For two-story multi-tenant office *building*s or two-story mixed-use *buildings*, each tenant who possesses leased tenant frontage on the exterior wall of the building may affix any combination of *Building Wall Signs* provided the aggregate *sign area* does not exceed one and one-half (1.5) square foot per one (1) linear foot of that tenant's leased frontage. In the event a tenant does not possess leased tenant frontage located along the exterior of the building, this provision does not apply.

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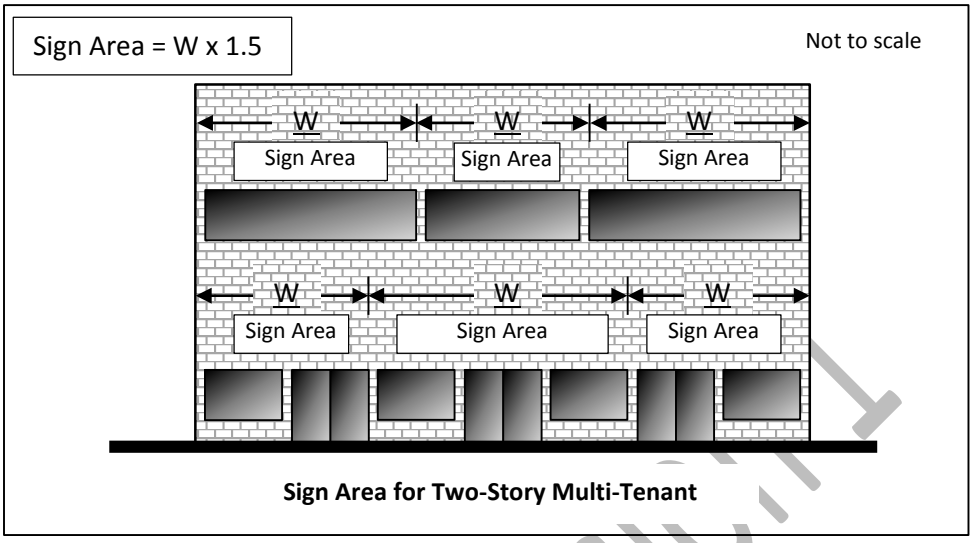
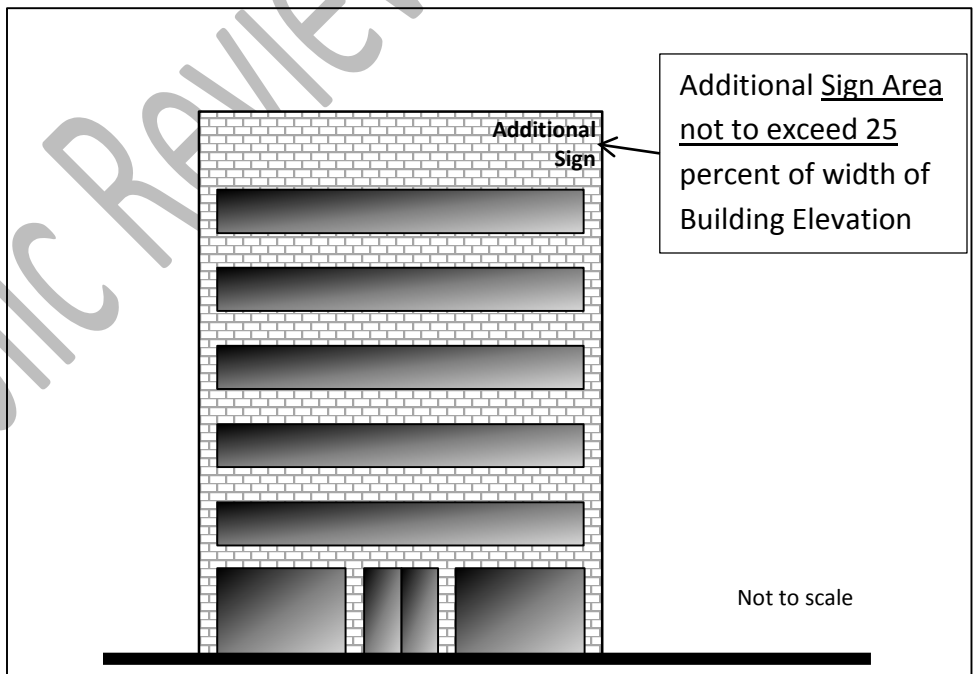


Sign Area for Two-Story Multi-Tenant

c) For multi-story *buildings* greater than five (5) one (1) additional *Building Wall Sign,* the area of which not exceeding 25 percent of the width of the elevation may be affixed to each *building* elevation at a location that is nearest the top of the *building* provided said *sign* does not extend above the *parapet*, or in the case of an *exposed pitch roof*, the drip line of the roof. In no case shall such signs be affixed to an elevator shaft or equipment screening.



Additional Sign for Multi-Story Building greater than 5 Stories

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d) The *sign area* of any *Building Wall Sign* may be increased by twenty-five (25) percent when the *building* is setback at least 600 feet from the public right-of-way and may be further increased an additional twenty-five (25) percent for each additional 200 feet of setback, up to a maximum of 100%, provided the increase in *sign area* does not cause the *sign* to be in violation with the other provisions of this Section.

e) The maximum width of a *Building Wall Sign* shall not exceed eighty (80) percent of the leased tenant frontage for a multi-tenant *building*, or *building* elevation for a single-tenant *building*.

f) *Building Wall Signs* shall be installed in a manner that does not obscure architectural features such as, but not limited to, pilasters, arches, windows, cornices, pop-outs, decorative trims, moldings, and frieze.

g) *Building Wall Signs* may be *internally illuminated*, externally illuminated, or *back-lit*, but may not include *electronic messaging* (EMCs). Further, illumination shall be in accordance with the requirements set forth in Section 113-09.

2. ***Blade Signs*:**

a) One (1) *Blade Sign* is permitted per primary use multi-story *building* located in multi-family, commercial, mixed-use or industrial zoning subject to the *specific* requirements outlined below.

b) When a *Blade Sign* extends over a pedestrian area a distance of six (6) inches or more, the bottom of the *sign* shall not be any closer than eight (8) feet above the walking surface over which the *sign* is placed. When a *Blade Sign* extends any distance over a parking lot or vehicular area, the bottom of the *sign* shall not be any closer than fifteen (15) feet above the paving surface over which the *sign* is placed.

c) The *Blade Sign* shall be mounted such that the top of the *sign* is not higher than forty (40) feet above the ground, sidewalk, or pavement surface above which the *sign* is mounted, except that in no case shall the *Blade Sign* extend above the *roof* of the *building* onto which the *sign* is mounted, or if mounted adjacent to a *parapet*, the *sign* shall not extend above the *parapet*.

d) The *Blade Sign* shall not project more than thirty-six (36) inches from the wall onto which the *Blade Sign* is mounted.

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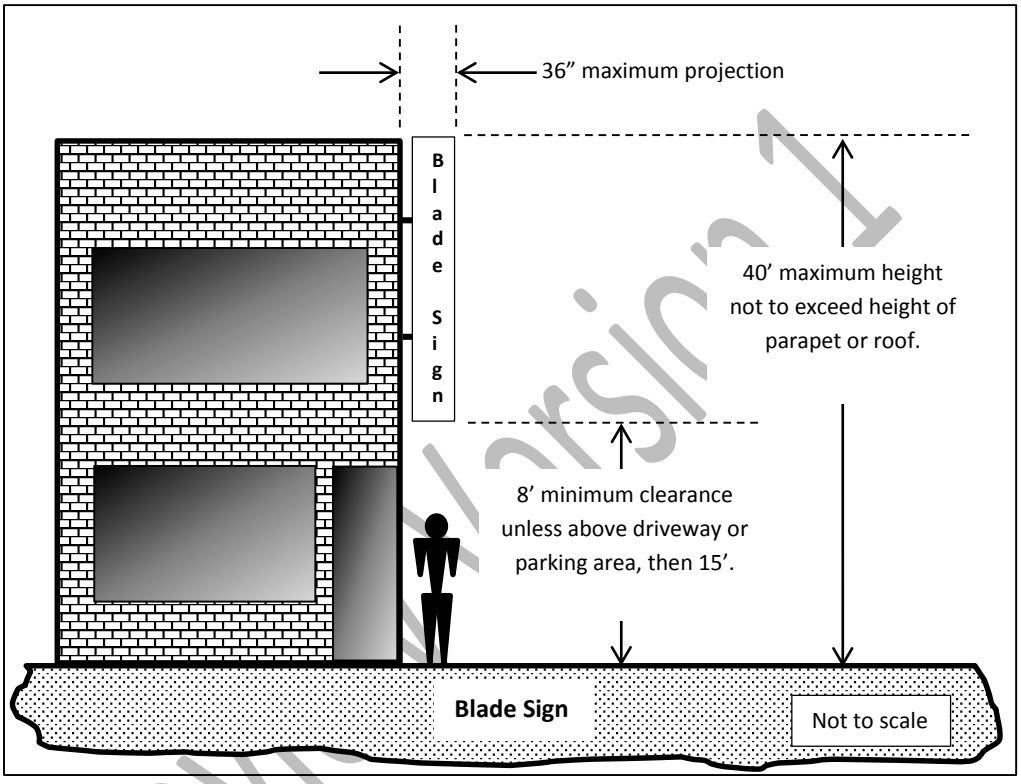
e) The *Blade Sign* shall not be *externally illuminated* in any manner except by ambient lighting as may be present on the property; however, *Blade Signs* may be *internally illuminated* in accordance with the requirements set forth in Section 113-09.



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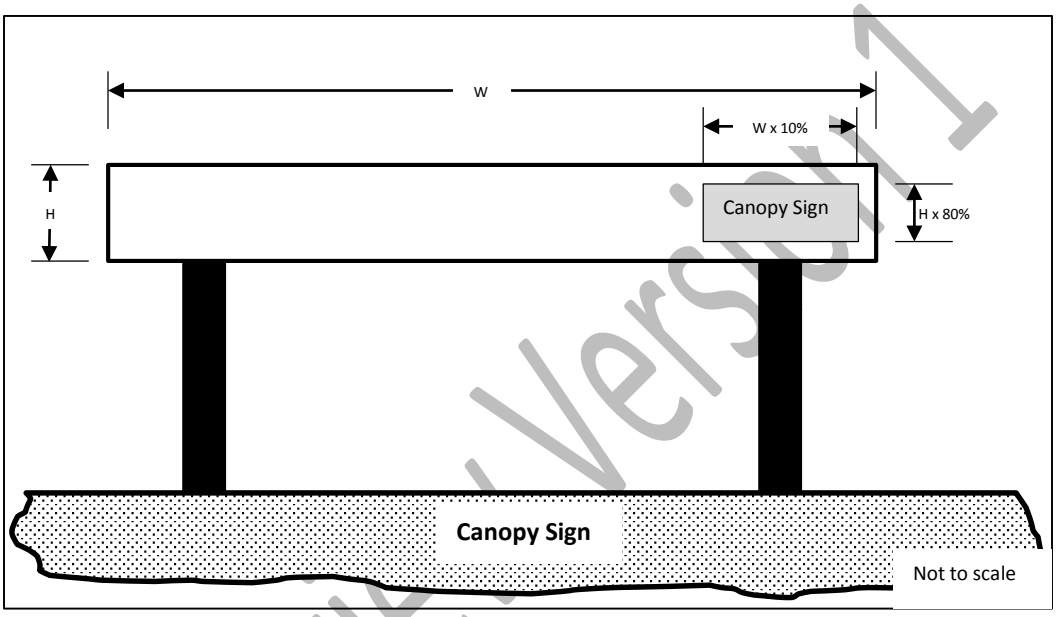
3. ***Canopy Signs:***

a) *Canopy Signs* shall not exceed 80% of the height of the face of the *canopy* onto which the *Canopy Sign* is mounted.

b) *Canopy Signs* shall not exceed ten (10) percent of the width of the face of the *canopy* onto which the *Canopy Sign* is mounted.



c) *Canopy Signs* may be *internally illuminated* or *back-lit* in accordance with the requirements set forth in Section 113.09. *Level 1 Electronic Messaging* is permitted on a *Canopy Sign*, subject to the provisions outlined in Section 113-10.

4. ***Marquee Signs*:**

a) The *Marquee Sign* shall be affixed to the face plane of the marquee and shall not extend above the uppermost or lowermost limits of the marquee.

b) The *Marquee Sign* shall not exceed eighty percent (80%) of the width of the face of the marquee onto which the *sign* is mounted.

c) *Marquee Signs* may be *internally illuminated* or *back-lit* in accordance with the requirements set forth in Section 113.09. *Level 1 Electronic Messaging* is permitted subject to the provisions outlined in Section 113-10.

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5. ***Awning Signs*:**

In mixed-use, commercial and industrial zoning districts, *awnings* may be integrated with *sign copy*, but shall not contribute towards the overall *Building Wall Sign area* of a particular *building*.

6. **Hanging Signs:**

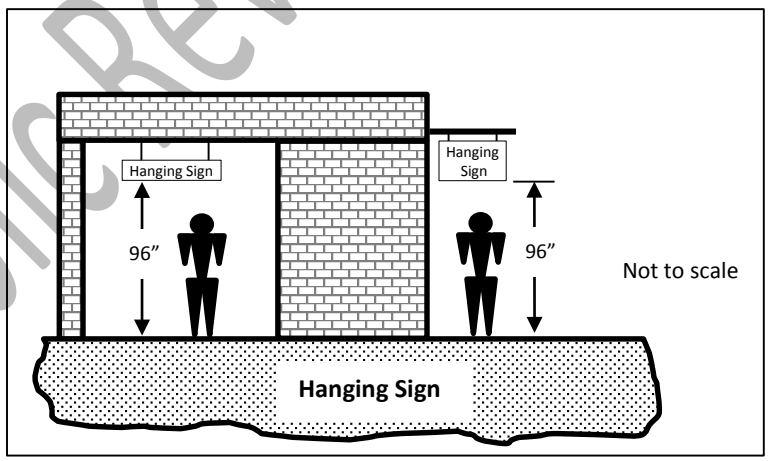
In mixed-use, commercial and industrial zoning districts, hanging signs are permitted subject to the following time, place, and manner restrictions:

a) Not more than one (1) *Hanging Sign* is permitted per customer entrance and shall be mounted above the customer entrance or as close as reasonably practicable.

b) The maximum *sign area* of the *Hanging Sign* shall not exceed six (6) square feet.

c) Where a *Hanging Sign* is erected above a pedestrian pathway, the bottom of the *sign* shall be not less than ninety-six (96) inches from the walkable surface above which the *Hanging Sign* is placed.

d) The *Hanging Sign* shall not be *externally illuminated* in any manner except by ambient lighting present on the property; however, such *signs* may be *internally illuminated* in accordance with the requirements set forth in Section 113-09.



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7. ***Window Signs* and Sunscreens**:

a) *Window Signs* are allowed provided the combined s*ign area* for all *window signs* affixed to a particular window does not exceed forty (40) percent of the individual window pane. Etched or stained glass, when integral to the window, shall not be included in the *sign area* calculation.

b) Sunscreen material may cover 100 percent of the window pane, provided not more than forty (40) percent of the window pane is covered by any mural or other graphics.

c) *Window Signs* shall not contribute towards the aggregate *Building Wall Sign Area* of a *building*.

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C. Freestanding Signs

1. ***Class I Monument Signs* (Menu Signs) and *Class II Monument Signs (*Preview Signs) for *Drive-through Businesses*:**

Drive-through businesses may utilize one (1) *Class I Monument Sign* and one (1) *Class II Freestanding Sign* per drive-through lane subject to the following:

a) The bottom of the *sign copy* of a *Class I Monument Sign* or *Class II Monument Sign* shall not be less than two (2) feet above the adjacent drive-through lane's paved surface.

b) The overall height of the *sign structure* of a *Class I Monument Sign* or *Class II Monument Sign* shall not be more than six (6) feet above the adjacent drive-through lane's paved surface.

c) The *sign area* for an individual *Class I Monument Sign* or *Class II Monument Sign* shall not exceed twenty-four (24) square feet.

d) A *Class I Monument Sign* shall not be audible from any residential zoning district or residential use, hotel or motel room, or patient room of an overnight medical facility.

e) No *Class I Monument Sign* or *Class II Freestanding Sign* may be located within 100 feet of a residential zoning district or use.

f) *Class I Monument Signs* and *Class II Monument Signs* may be *internally illuminated* in accordance with the requirements set forth in Section 113.09.

g) *Level 2 Electronic Messaging* is permitted, subject to the provisions outlined in Section 113-10.

2. ***Class III Monument Signs* (Directional Signs):**

Class III Monument Signs are permitted along the street frontage in conjunction with a driveway serving any multi-family residential, commercial or industrial development, subject to the following:

a) The *Class III Monument Sign* shall not exceed thirty (30) inches in height as measured from the adjacent pavement surface of the roadway served by the *sign*;

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b) The *sign area* of a *Class III Monument Sign* shall not exceed six (6) square feet;

c) The *Class III Monument Sign* may be *internally illuminated*, *back-lit*, or *externally illuminated* provided the source of *external illumination* is not visible.

3. ***Class IV Monument Signs* (Directory Signs):**

Class IV Monument Signs are permitted within the interior of any multi-family residential, commercial or industrial development, subject to the following:

a) The *Class IV Monument Sign* shall not exceed six (6) feet in height as measured from the adjacent pavement surface of the roadway or sidewalk served by the *sign*;

b) The *sign area* of a *Class IV Monument Sign* shall not exceed twelve (12) square feet;

c) The *Class IV Monument Sign* may be *internally illuminated*, *back-lit*, or *externally illuminated* in accordance with the requirements set forth in Section 113-09 provided the source of *external illumination* is not visible.

4. **Class V Monument Signs (Minor Monument Signs)**

a) *Class V Monument Signs* are permitted in conjunction with non-residential uses in a residential zone, not including *cottage industries* or home occupations; or in multi-family uses in multi-family zoning; or in non-residential uses in a non-residential zone.

b) When allowed, one (1) *Class V Monument Sign* meeting the requirements outlined below is permitted for every driveway entrance providing access from the street to the business or complex served by the *sign*.

c) *Class V Monument Signs* shall only be located adjacent to a High Volume Collector street, Residential Collector street, or Commercial Collector street. The height of the *Class V Monument Sign* shall not exceed eight (8) feet as measured from the edge of pavement of the street being served by the *sign*, nor shall the width of the *Class V Monument Sign* exceed six (6) feet, nor shall the maximum *sign area* exceed 24 square feet. The bottom edge of the *sign copy* shall be no lower than four (4) feet above the adjacent edge of pavement of the street being served by the *sign*.

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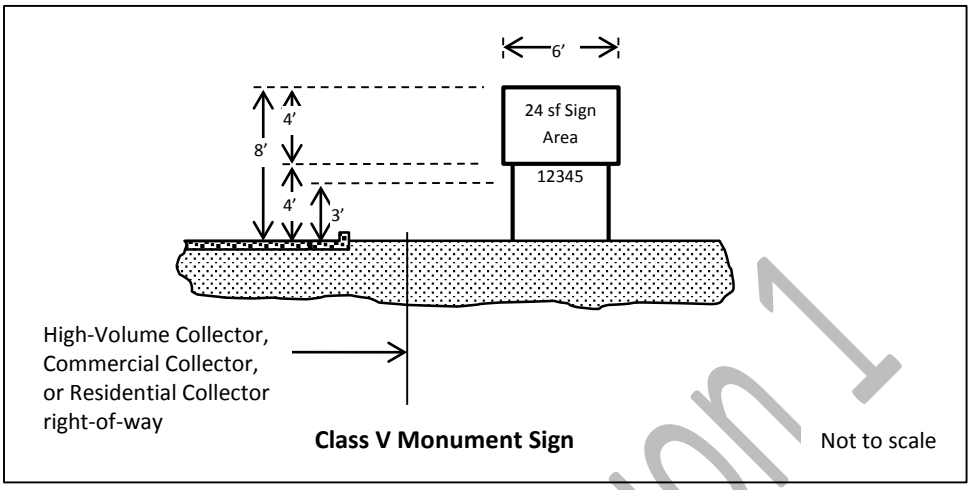

d) The base of a *Class V Monument Sign* shall be fitted with the address of the property or properties in a manner that is consistent with Section 113-12.

e) A *Class V Monument Sign* shall be located within a landscape area not less than 80 square feet.

f) *Class V Monument Signs* shall be setback not less than two (2) feet from the right-of-way line except that in the event a Public Utility Easement is present, in which case the *sign* shall be setback not less than two (2) feet from the easement.

g) *Class V Monument Signs* may be *internally illuminated*, *back-lit* or *externally illuminated* in accordance with the requirements set forth in Section 113.09.

h) *Level 1 Electronic Messaging* and *Level 2 Electronic Messaging* are permitted on a *Monument Sign*, subject to the provisions outlined in Section 113-10.

5. **Class VI Monument Signs (Major Monument Signs)**

a) *Class VI Monument Signs* are permitted in conjunction with non-residential uses in a residential zone, not including cottage industries or home occupations; or in multi-family uses in multi-family zoning; or in non-residential uses in a non-residential zone.

b) When allowed, one (1) *Class VI Monument Sign* meeting the requirements outlined below is permitted for every driveway entrance providing access from the street to the business or complex served by the *sign*.

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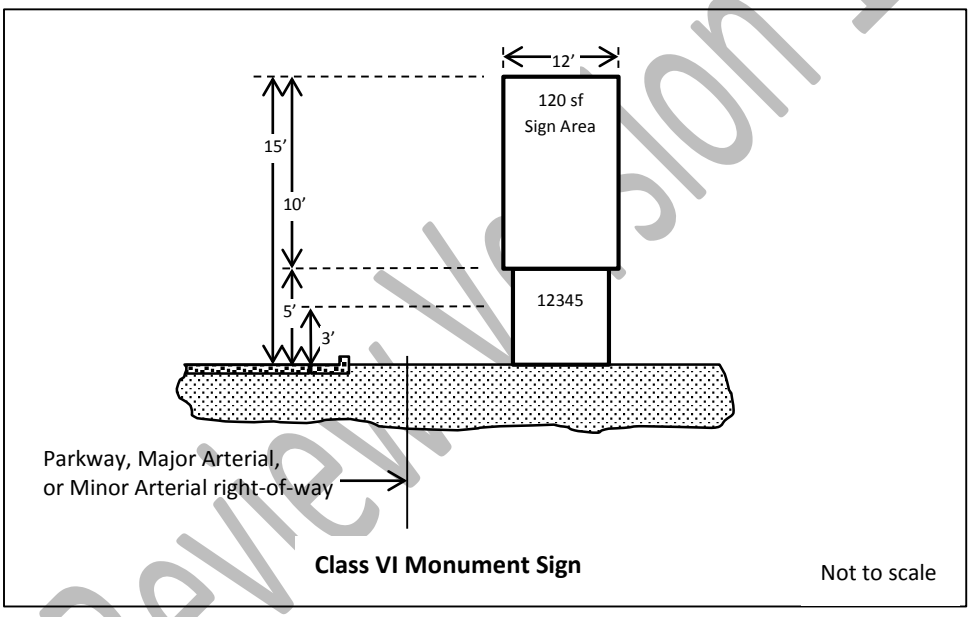
c) *Class VI Monument Signs* shall only be located adjacent to a Parkway, Major Arterial street, Minor Arterial street, or along Grand Avenue. *Class VI Monument Signs* shall not exceed fifteen (15) feet in height as measured from the edge of pavement of the street served by the *sign*, nor shall the width of the *Major Monument Sign* exceed twelve (12) feet, nor shall the maximum *sign area* exceed 120 square feet. The bottom edge of the *sign copy* shall be no lower than five (5) feet above the adjacent edge of pavement of the street being served by the *sign*.



d) The base of a *Class VI Monument Sign* shall be fitted with the address of the property or properties in a manner that is consistent with Section 113-12.

e) A *Class VI Monument Sign* shall be located within a landscape area not less than 120 square feet.

f) *Class VI Monument Signs* shall be setback not less than two (2) feet from the right-of-way line except that in the event a Public Utility Easement is present, in which case the *sign* shall be setback not less than two (2) feet from the easement.

g) *Class VI Monument Signs* may be *internally illuminated*, *back-lit* or *externally illuminated* in accordance with the requirements set forth in Section 113.09.

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h) *Level 1 Electronic Messaging* and *Level 2 Electronic Messaging* are permitted on a *Class VI Monument Sign*, subject to the provisions outlined in Section 113-10.

6. ***Roadway Arch Signs*:**

Roadway Arch Signs may be erected within any commercial or industrial development subject to the following:

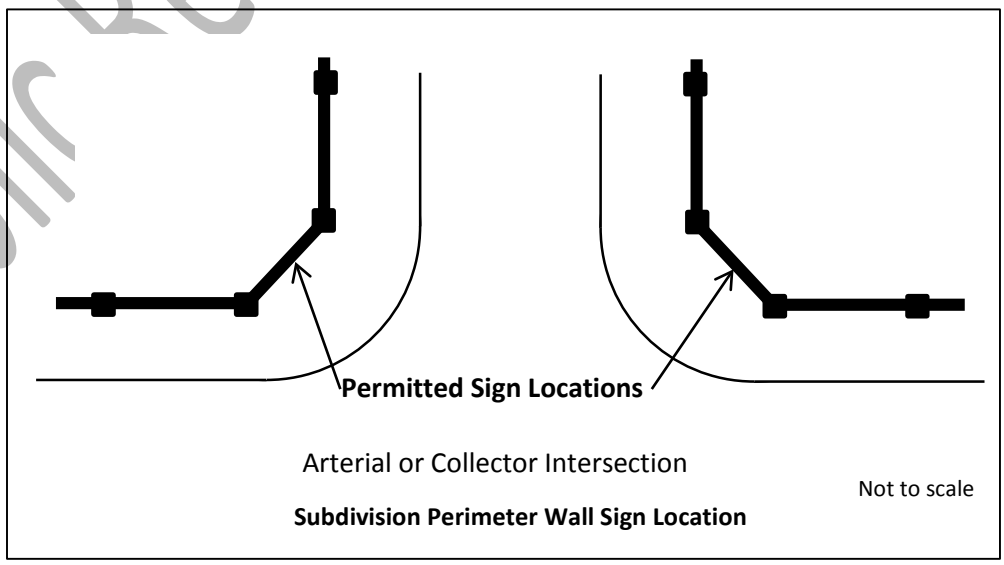
a) *Roadway Arch Signs* shall maintain a vehicular clearance of not less than fifteen (15) feet;

b) *Roadway Arch Signs* shall not interfere with pedestrian or vehicular movement.

c) *Roadway Arch Signs* may be *internally illuminated*, or *back-lit* in accordance with the requirements set forth in Section 113-09 except that if the *Roadway Arch Sign* is located adjacent to any residential zoning district or use, the *Roadway Arch Sign* shall not be illuminated.

7. ***Subdivision Perimeter Wall Signs:***

a) Where a *subdivision perimeter wall* is located adjacent to a street corner that intersects a collector or arterial street, one (1) *Subdivision Perimeter Wall Sign* may be affixed to the wall panel of the *subdivision perimeter wall* most closely oriented to the intersection, subject to the specific requirements outlined below.



b) The maximum *sign area* shall not exceed thirty-two (32) square feet.

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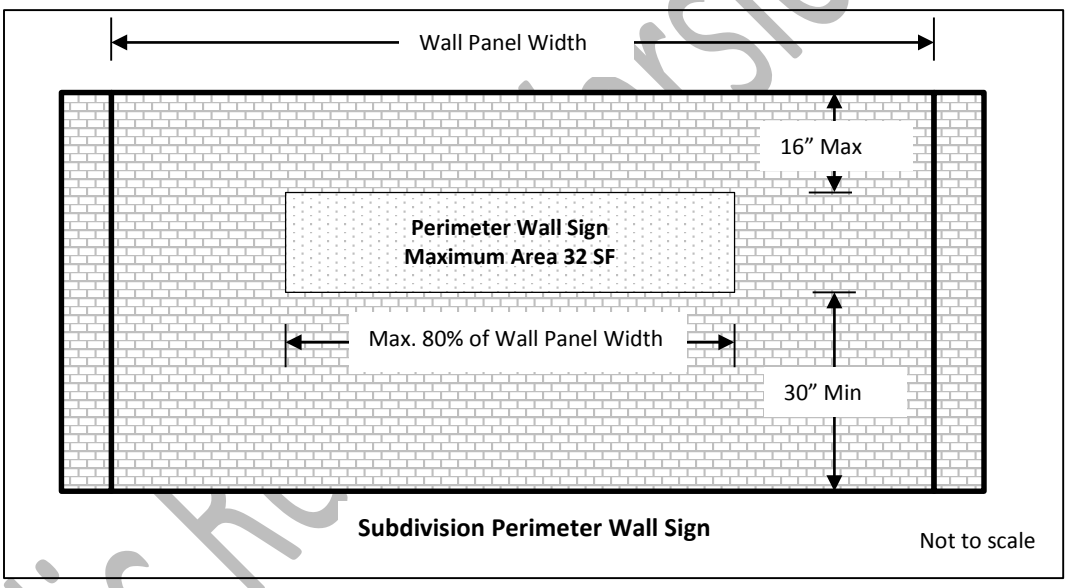
c) The width of the *sign* shall not exceed 80% of the width of the perimeter wall panel into which the *sign* is mounted.

d) The bottom of the *sign* shall be no lower than thirty (30) Inches from the adjacent grade.

e) The top of the *sign* shall be no higher than sixteen (16) inches from the top of the wall panel onto which the *sign* is mounted.

f) The *sign* may be *back-lit* or *externally illuminated* provided the source of illumination is not visible from the street or from the adjacent residential property and is otherwise in accordance with the requirements set forth in Section 113-09.



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Section 113-09 – Sign Illumination

A. Unless otherwise specified in this Chapter, *signs* may be *externally illuminated, internally illuminated* or *black-lit* provided;

1. The brightness and intensity is no greater than necessary to meet reasonable needs of the business or use being served;

2. The light sources are shielded from all adjacent *building*s and streets;

3. Lighting does not create excessive glare to pedestrians and/or motorists;

4. Lighting does not obstruct traffic control or any other *public sign*; and,

5. No "flashing", "blinking" or "chasing" lights are utilized.

B. In those areas of the city that are considered environmentally sensitive, the city may require the use of muted colors unless specific colors are included in a federally registered trademark. The city may also require reduced lighting intensities for those *signs* located within environmentally sensitive areas.

C. Unless otherwise stated in this Chapter, any *sign* that is within 100 feet of and visible from any single-family residential zoning district shall not be illuminated between the hours of 10:00 PM and 6:00 AM other than by ambient lighting present on the property.

D. Any *Building Wall Sign* associated with a multi-story office building greater than five (5) stories or a multi-story mixed use building greater than five (5) stories as outlined in Section 113-08.B.1.c that is located within 1,320 feet of and visible from any residential zoning district may not be illuminated in any manner between the hours of 10:00 PM and 6:00 AM except for ambient lighting present on the property.

Section 113-10 – Electronic Messaging Centers (EMCs)

A. **Levels of Electronic Messaging:** For purposes of this Chapter, *Electronic Messaging Centers* (EMCs) are divided into two (2) categories: *Level 1 Electronic Messaging* and *Level 2 Electronic Messaging*, as defined in Section 113-05.

B. **EMC Illumination:** The nighttime illumination of an *Electronic Messaging Center* shall conform to the criteria set forth in this Section.

1. **Illumination Measurement Criteria:** The *illuminance* of an *Electronic Messaging Center* shall be measured with an illuminance meter set to measure foot-candles accurate to at least two (2) decimals. *Illuminance*

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shall be measured with the EMC turned off, and again with the EMC displaying a white image for a full color-capable *Electronic Messaging Center*, or a solid message for a single-color *Electronic Messaging Center*. All measurements shall be taken perpendicular to the face of the *Electronic Messaging Center* at the distance determined by the total square footage of the *Electronic Messaging Center* as set forth in Table 113-10.B below.

TABLE 113-10.B MEASUREMENT DISTANCE AS A FUNCTION OF SIGN AREA			
Area of Sign (sq. ft.)	**Measurement Distance (ft.)**	**Area of Sign (sq. ft.)**	**Measurement Distance (ft.)**
5	22	55	74
10	32	60	77
15	39	65	81
20	45	70	84
25	50	75	87
30	55	80	89
35	59	85	92
40	63	90	95
45	67	95	97
50	71	100	100
For EMCs with an area in square feet other than those specifically listed in this table, the measurement distance may be calculated using the following formula: Measurement Distance = √Area of sign sq. ft. x 100			

2. **EMC Illumination Limits:** The difference between the "off" and "solid-message" measurements using the Illumination Measurement Criteria outlined in Section 113-10.B.1 above shall not exceed 0.3 foot-candles at night.

3. **Dimming Capabilities:** All permitted *Electronic Messaging Centers* shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurement criteria.

4. **EMCs as a Portion of Sign Area:** When allowed, *Electronic Messaging Centers* may comprise all or part of the allowable *sign area* of a particular *sign*, but shall in no case exceed the maximum allowable *sign area* for a particular *sign*.

5. **Certification:** Prior to the issuance of a permit relating to an *Electronic Messaging Center*, the applicant shall provide a written certification from the sign manufacturer that the light intensity has been factory pre-set not

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to exceed the levels specified within this ordinance, and the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the Department Director.

Section 113-11 – Reader Panels

Wherever *Level 1 Electronic Messaging Centers* (EMCs) are allowed, *Reader Panels* may be substituted, provided:

A. The *Reader Panel* otherwise meets the provisions of Section 113-09; and,

B. The *Reader Panel* does not exceed the allowed *sign area* of the *sign* being replaced; and,

C. The *Reader Panel* is fitted with a clear acrylic cover or other suitable material to prevent the individual characters from being dislodged**.**

Section 113-12 – Address Identification

A. *Building* addresses shall be in accordance with Article 505.1 of the International Fire Code as amended by the Surprise City Council under Ordinance #2014-04, or as subsequently amended.

B. Where *Class V Monument Signs* or *Class VI Monument Signs* are located next to a street, said *signs* shall be affixed with the address number of the property or properties served by the *sign*. Said address number shall be nine (9) inches tall with a three (3) inch stroke. The bottom edge of the address numbers shall not be less than three (3) feet above the curb of the street from which the address is intended to be read.

C. Address numbers meeting the provisions of this Section shall not contribute to the aggregate *sign area*.

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Section 113-13 – Flags and Flagpoles

A. **All Zoning Districts** – The following provisions relating to all zoning districts within the City of Surprise shall apply:

1. All flagpoles and the installation therein shall comply with all applicable building codes in effect at the time of permit application.

2. *Flags* and flagpoles may be illuminated in accordance with Section 122-145 of the Surprise Municipal Code.

3. All *flags* and flagpoles shall be maintained so as to avoid a *blighted* appearance or being in a state of disrepair.

B. **Single-Family Zoning Districts**

1. Not more than one (1) freestanding flagpole per single-family lot ~~or parcel~~ of record is allowed except that when associated with an HOA-maintained open space tract, then three (3) such flagpoles are allowed.

2. A freestanding flagpole associated with a single-family residence may only be located in the front yard.

3. No freestanding flagpole shall exceed a maximum height of thirty (30) feet as measured at its base, unless associated with a Model Home Complex in which case the flagpole height may be increased to 45'.

4. One (1) flagpole not exceeding six (6) feet in length may be affixed to the front of the primary residence provided the flagpole does not extend above the height of the residence onto which it is affixed or otherwise extend beyond the limits of the property.

C. **Other Zoning Districts**

1. Not more than three (3) freestanding flagpoles per lot or parcel are allowed except that if any flagpoles are affixed to a *building*, the number of freestanding flagpoles shall be reduced by the number of *building*-mounted flagpoles.

2. No freestanding flagpole shall exceed a maximum height of 35 feet as measured at its base unless approved by the City Council through a Comprehensive Sign Program, Zone Change, or Major Amendment thereto.

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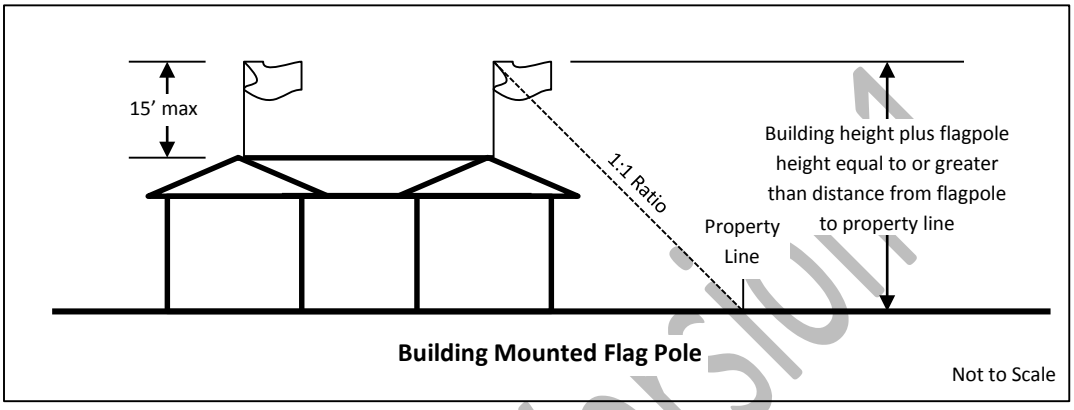
3. A maximum of two (2) flagpoles may be affixed to the primary *building* provided the top of the flagpole does not extend beyond fifteen (15) feet above the height of the *building* onto which it is affixed and the horizontal distance between the top of the flagpole and the closest property line ~~is~~ does not exceed the combined height of the *building* and flagpole below.



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Section 113-14 – Comprehensive Sign Programs

A. Purpose: The purpose of Comprehensive Sign Programs is to provide a mechanism by which a specific set of *sign* criteria may be approved for a specific property or geographic area in a manner that is appropriate to the character of the community in which the Comprehensive Sign Program will apply.

B. A Comprehensive Sign Program may be obtained for the following purposes:

1. To allow a deviation from the requirements applicable to a particular *sign* class or type, and/or;

2. To introduce a unique or creative *sign* type that is not listed as a permitted *sign* type in Section 113-06.A.

C. A Comprehensive Sign Program may not introduce a *sign* type that is specifically prohibited in Section 113-06.F.

D. The Comprehensive Sign Program must demonstrate that:

1. The proposed signage represents a material improvement over what is otherwise permitted in Chapter 113 of the Surprise Municipal Code, and;

2. The proposed signage is appropriate to the character of the development covered by the Comprehensive Sign Program, and;

3. The proposed signage is appropriate to the neighborhood in which the property is located, and;

4. The Comprehensive Sign Program creates a cohesive aesthetic that will apply to all signage covered by the Comprehensive Sign Program within the specific geographic area covered by the Comprehensive Sign Program.

E. A Comprehensive Sign Program may be included as part of a zone change request, or as an independent stand-alone document, in either case processed as a Type IV Application as outlined in Article XII of the Surprise Unified Development Code. The approval or denial of a proposed Comprehensive Sign Program is discretionary with the final approval authority lying with the Surprise City Council. A decision by the City Council to deny a proposed Comprehensive Sign Program shall not in any way be construed as a diminution of property values or a restraint of development rights.

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Section 113-15 – Nonconforming Signs

A. **General Provisions:**

1. *Nonconforming signs* shall be maintained in good condition pursuant to Section 113-07.C.

2. A *nonconforming sign* shall not be altered, modified or reconstructed except:

   a) When such alteration, modification or reconstruction would bring such *sign* into conformity with these regulations;

   b) When the existing use has a new ownership which results in a change to the name or *logo* of the use or business on the property, and such language complies with Section 113-15.A.2.d below;

   c) When the space is re-occupied by a similar use and the new occupant requires no external *building* or site renovation, and such change complies with Section 113-15.A.2.d below;

   d) Any alteration, modification, or reconstruction permitted in this section shall be limited to the replacement of a *sign panel*, replacing individual letters and logos within the same area or repainting the *sign* face, and does not permit changes to the structure, framing, erection, or relocation of the *sign* unless such changes otherwise conform to this Chapter.

B. **Limitations for *Nonconforming Signs*:**

1. A *nonconforming sign* shall be removed upon verification that any of the following conditions have been met:

   a) The use of the property or building on which the *nonconforming sign* is located has been abandoned for more than 90 consecutive days; or,

   b) The regulation or amendment to these regulations which made the *sign* non-conforming has been in effect for ten (10) years or more.

2. Extension of time to apply: The dates established in this Section for a *sign* to be brought into compliance with the requirements of these regulations may be expanded at the request of the sign owner or lessee. In evaluating the extension of time for a *non-conforming sign*, the City shall consider the following factors to determine whether the owner of the *sign* has had a reasonable amount of time to recuperate the initial investment:

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a) The value of the *sign* at the time of construction and the length of time the *sign* has been in place;

b) The life expectancy of the original investment in the *sign* and its true salvage value, if any;

c) The amount of depreciation and/or amortization of the *sign* already claimed for tax accounting purposes;

d) The length of current tenant lease or expected occupancy compared to the date the *sign* is to be brought into compliance;

e) The extent to which the *sign* is not in compliance with these regulations;

f) The degree to which the City determines that the *sign* is consistent with the purposes of these regulations; and,

g) Whether the *sign* has “historical” or “landmark” significance, and should therefore be exempt from amortization.

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Section 113-16 – Enforcement

A. **Penalties for Violation:** Any person, firm, or corporation who violates any provision of this Chapter or any provision of any code adopted by this Chapter may be charged with a civil or criminal violation.

B. **Notice of Violation:** Whenever the City Manager or designee determines there has been a violation of this Chapter, or has grounds to believe that a violation has occurred, notice shall be given in the following form and manner:

1. The Notice of Violation shall be given in writing;

2. The Notice of Violation shall include a description of the real property sufficient for identification;

3. The Notice of Violation shall include a statement of the violation or violations and why the Notice of Violation is being issued;

4. The Notice of Violation shall include a correction order allowing a reasonable time to remedy the violation.

5. The placement of any *sign* or substantially similar *sign* on the same premises after a Notice of Violation has been issued shall be deemed a continuation of the original violation.

6. A Notice of Violation is not required for any *Temporary Sign* that is in violation of this Chapter.

C. **Delivery of Notice:** A Notice of Violation shall be deemed as being properly served if a copy thereof is delivered personally by an employee of the City of Surprise having the authority to do so, or is sent by Certified Mail (Return Receipt Requested) addressed to the last known address. If a Notice of Violation is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous location on the property of the alleged violation.

D. **Removal of Signs:**

1. A Notice of Violation shall not be required to remove any *sign* that is identified in this Chapter as being prohibited, or that creates or has the potential to create a hazard to the public.

2. Any *Temporary Sign* not specifically listed as an allowed use is specifically not permitted and the City of Surprise may remove the *sign* or cause the *sign* to be removed.

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3. If a *Temporary Sign* which would otherwise be permitted by this Chapter does not include the contact information as required by 113-08.A.1.b above, the City of Surprise may remove the *sign* or cause the *sign* to be removed.

4. The City of Surprise shall have the right to contact the individual whose name appears on a *Temporary Sign* and/or the property owner of the property onto which the *Temporary Sign* is erected for the purpose of verifying property owner consent. If property owner consent cannot be verified, the City of Surprise may remove the *sign*.

5. Any *Temporary Sign* that is removed by the City of Surprise for being in violation of this Chapter may be discarded five (5) business days following removal.

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~~Chapter 113 - SIGNS[1]~~

~~ARTICLE I. - IN GENERAL~~

~~Sec. 113-1. - Purpose.~~

~~The purpose of this chapter is to safeguard the public interest by establishing standards for the regulation of signs within the City of Surprise. These standards are designed to:~~

~~(1) Allow adequate signage for business identification while meeting public and private objectives;~~

~~(2) Promote the free flow of traffic and protecting pedestrians and motorists from injury and property damage that may be caused by cluttered, distracting and illegible signage;~~

~~(3) Prevent property damage and personal injury as a result of improperly placed or poorly maintained signs:~~

~~(4) Promote the use of signs that are well designed, of appropriate scale, and integrated with surrounding buildings and landscape in order to meet the community's desire for quality development;~~

~~(5) Protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape that affects the image of the city.~~

~~Sec. 113-2. - Definitions.~~

~~The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. The word "lot" may also be used interchangeably with the words "plot" or "parcel"; the word "used" or "occupied," as applied to any land or building, shall be construed to include the words "intended, arranged, or designed to be used or occupied":~~

~~*Abandoned sign:* Any sign located on a property or premises, which is vacant and unoccupied for a period of 30 calendar days, or a sign which is damaged, in disrepair, or vandalized and not repaired within 30 calendar days of the date of the damaging event.~~

~~*Above-roof sign:* A sign displayed above the peak or parapet of a building.~~

~~*Advertising copy:* Words, letters or graphics painted, carved, etched or mounted on the face of any sign used to advertise a business, product, service or place. Advertising copy shall not include the name of the business.~~

~~*Alteration:* Any change in architectural, structural or copy of an existing sign.~~

~~*Animated sign:* A sign which has movement or the optical illusion of movement of any part of the sign structure, design or pictorial segment, including the movement of any illumination or flashing or varying of light intensity; or the automatic changing of all or any part of the facing of a sign; or any movement or rotation of a sign or any part of the sign structure; or emits audible sound.~~

~~*Applicant:* Any person who applies for a sign permit in accordance with the provisions of this chapter.~~

~~*Arterial street:* Any principal, major, or minor arterial street as classified and designated in the city general plan and transportation plan.~~

~~*Awning sign:* Any sign with information painted or integrated into a structure covered with fabric, metal or other material and supported by a building at one or more points.~~

~~*Backlit sign:* A light source that is concealed or contained within the graphic and becomes visible in darkness through a translucent surface.~~

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~~*Banner:* A sign composed of a logo or design, which may include advertising copy, on a lightweight material either enclosed or not enclosed in a rigid frame and secured or mounted to allow motion caused by the atmosphere.~~

~~*Bare-bulb illumination:* An exposed light source that consists of light bulbs or a string of light bulbs.~~

~~*Billboard sign:* Any sign that advertises a business, commodity, service, entertainment, product or attraction sold, offered or existing elsewhere than on the property where the sign is located.~~

~~*Breakaway design feature:* A structural feature built into the sign, according to the state department of highways that allows the sign to collapse on impact.~~

~~*Building:* Any structure having enclosed space and a roof for the housing and enclosure of persons and animals, or chattels.~~

~~*Building wall:* The individual sides of a building.~~

~~*Business:* An establishment that engages in the purchase, sale, barter or exchange of goods, wares, merchandise or services; or the maintenance or operation of offices or recreational or amusement enterprises.~~

~~*Business name:* The name by which a business is commonly recognized and used by the applicant but does not include slogans or product information.~~

~~*Canopy:* A structure other than an awning made of cloth, metal of other material with frames affixed to a building and carried by a frame that is supported by the ground.~~

~~*Changeable copy:* Text or graphics on signs that are changed at frequent intervals of more than once a day.~~

~~*Commercial farm or ranch sign:* A sign that identifies the name of any farm or ranch.~~

~~*Construction fence screen sign:* A temporary sign that identifies the future development and acts as a security barrier to the construction site.~~

~~*Development:* Any human-made change to improve or alter real estate, including, but not limited to, buildings or structures, mining, dredging, filling, grading, paving or excavation drilling operations.~~

~~*Development sign:* A sign used to identify an approved future development.~~

~~*Directional sign:* An on-premises sign, other than a kiosk sign, that includes only information assisting in the flow of pedestrian or vehicular traffic, such as enter, exit and one-way signs, and which do not display corporate colors, logos or other commercial messages.~~

~~*Directory sign:* Any sign, other than an identification sign, which is centrally located and lists only the names, uses or locations of the various businesses or activities conducted within a building or group of buildings.~~

~~*Emergency sign:* A sign erected by a governmental agency, a public utility company, or a contractor performing work within any right-of-way.~~

~~*External illumination:* Illumination of a sign that is affected by an artificial source of light not contained in the sign itself.~~

~~*Facade:* The side of a building below the eaves.~~

~~*Facade, blank:* The side of a building below the eaves that is blank and does not have windows or architectural detail.~~

~~*Fascia sign:* Any sign that is mounted against the horizontal piece covering the joint between the top of a wall and the projecting eaves of the roof.~~

~~*Flashing illumination:* Illumination in which the artificial source of light is not maintained stationary or constant in intensity and color at all times when a street graphic is illuminated, including illuminated lighting.~~

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~~*For sale, lease and rent signs:* Any temporary sign that indicates a single premises, building or vacant lot that is currently for sale, lease or rent.~~

~~*Freestanding sign:* A sign that is erected on its own self-supporting permanent structure, detached from any supporting elements of a building.~~

~~*Freeway sign:* A freestanding single user or multi-tenant sign identifying an on-premise use, on property abutting or part of a complex/center abutting any freeway right-of-way, oriented to and intended to be read from the freeway. For the purposes of this section, a center/complex shall further be defined to include those projects under a common zoning case or development without regard to property ownership or individual parcel use.~~

~~*Front-lit sign:* A sign that is illuminated from a source placed in front of the graphic meant to illuminate only the graphic.~~

~~*Grand opening sign:* A temporary banner displayed on a premise on which a grand opening is in progress.~~

~~*Ground sign:* A sign supported by one or more uprights, posts, or bases placed upon or affixed in the ground and not attached to any part of a building. It includes a pole sign and a monument sign.~~

~~*Height:* The vertical distance from the top of the highest element of the sign or sign structure to the top of the curb or crown of the roadway where no curb exists.~~

~~*Home occupation sign:* A sign used to advertise a home-based business.~~

~~*Identification sign:* A sign that identifies only the business, place, organization, building, street address or person on the property on which it is located.~~

~~*Illuminated sign:* A sign on which the surface is artificially lighted internally or externally.~~

~~*Illumination* or *illuminated:* A source of any artificial or reflected light, either directly from a source of light incorporated within, or indirectly from an artificial source.~~

~~*Indirect illumination:* A source of external illumination located apart from the sign.~~

~~*Install:* The action of erecting, re-erecting, constructing, placing, and posting.~~

~~*Internal illumination:* A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface.~~

~~*Kiosk sign:* A freestanding and multiple-sided structure, city regulated, and located in public rights-of-way that displays directional information to residential and commercial subdivisions.~~

~~*Lawn signs:* Any signs on private property with commercial messages.~~

~~*Logo:* A graphic symbol representing a business, activity or use.~~

~~*Maintenance:* The replacing or repairing of a part or portion of a sign necessitated by ordinary wear, tear or damage beyond the control of the owner, or the reprinting of existing copy without changing the wording, composition, original color or size of the copy.~~

~~*Mansard sign:* A sign permanently affixed to a wall or surface designed to protect the edge of a roof, such surface being no more than 30 degrees from vertical.~~

~~*Marquee:* A permanent structure other than a roof attached to, supported by, and projecting from a building and providing protection from the elements.~~

~~*Menu board sign:* A permanently mounted sign displaying the bill of fare for a drive-thru restaurant.~~

~~*Message board:* A portion of a sign displaying an electronic digital message that changes more than once a day.~~

~~*Modifier:* A word or graphic that explains the intended use without using brand names or advertising copy.~~

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~~*Monument:* A freestanding sign with a base at least 50 percent of the width of the sign.~~

~~*Multiple-tenant complex:* A nonresidential development where two or more separate businesses exist, in which there are appurtenant shared facilities (such as parking or pedestrian mall), and designed to provide a single area where the public can obtain varied products and services.~~

~~*Neon tube illumination:* A source of light for externally lit street graphics supplied by a neon tube that is bent to form letters, symbols, or other shapes.~~

~~*Noncommercial speech:* Constitutionally protected speech such as ideological speech that contains neither advertising copy nor obscene material or language. Signs containing only noncommercial speech shall always be considered on-premises.~~

~~*Nonconforming sign:* A sign lawfully erected and maintained prior to the adoption of the ordinance from which this chapter is derived that does not conform with the requirements of this chapter.~~

~~*Off-premises sign:* Any sign that is located on a property other than where a business is located, a product is sold, or a service is offered.~~

~~*On-premises sign:* Any sign that is within the legal boundaries of a parcel of property.~~

~~*Open house sign:* A temporary sign informing the public that prospective buyers may view available property, and the property owner's agent is on the premises during the time of the viewing.~~

~~*Parapet:* That portion of a building exterior wall projecting above the plate line of the building.~~

~~*Parcel:* A legal lot, plot, tract, or area of land having fixed boundaries.~~

~~*Peak:* The highest point on a roof or the highest point on another architectural element.~~

~~*Permanent sign:* Any sign that is constructed as lasting and enduring, remaining unchanged in character, condition (beyond normal wear) and position, and in a permanent manner affixed to the ground, wall or building.~~

~~*Planned area development (PAD):* A development pursuant to section 125-194 as it exists or as it may be amended.~~

~~*Pole sign:* A freestanding sign that is permanently supported in a fixed location by a structure of poles, uprights, or braces from the ground and not supported by a building or a base structure.~~

~~*Portable sign:* Any sign not affixed to a structure or ground mounted on a site that does not meet the definition of sandwich sign.~~

~~*Project:* Any parcel of land with designated legal boundaries on which development action has been approved by the city.~~

~~*Projecting sign:* A sign attached to a building or other structure and extending in whole or in part beyond the building.~~

~~*Public sign:* A sign erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, or direct or regulate pedestrian or vehicular traffic.~~

~~*Pylon sign:* A freestanding sign, larger than a monument sign, supported by a single pylon or supported by a maximum of two pylons.~~

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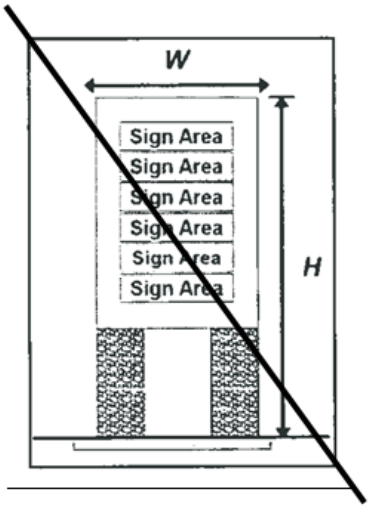

~~*Pylon Sign*~~

~~*Raceway cabinet:* An aluminum channel box not more than eight inches in depth used to mount signage to a wall or other structure.~~

~~*Reader panel:* That portion of any sign that permits a regular change of copy, including electronic copy, which does not change more than once a day.~~

~~*Real estate sign:* A temporary sign located on premises used to advertise the availability of real property.~~

~~*Residential entry sign:* A sign that is placed at the entrance to a multifamily or duplex development, manufactured home park, or single-family development only in order to identify the name of the development.~~

~~*Roof sign:* Any sign erected on a roof, or a sign that projects above the highest point of the roofline, parapet or fascia of the building.~~

~~*Roofline:* The highest point of the main roof structure or the highest point on a parapet, but shall not include cupolas, pylons, projections or minor raised portions of the roof.~~

~~*Sandwich sign* or *A-frame sign:* A double-faced, portable sign, which is not permanently ground-mounted or affixed to any structure on site, and is designed in the shape of an "A".~~

~~*Shingle sign:* any sign suspended from, and located entirely under a covered porch or walkway.~~

~~*Shopping center* or *plaza:* A commercial development under unified control consisting of four or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common entranceway or parking area.~~

~~*Sign:* Any device (including, but not limited to, letters, words, numerals, figures, emblems, pictures, or any part or combination) used for visual communication that attracts the attention of the public and is visible from public or private rights-of-way or other properties; but shall not include any flag, badge or insignia of any governmental unit.~~

~~*Sign copy:* The letters, words or graphics used to convey information on the sign.~~

~~*Sign structure:* The supports and framework of the sign.~~

~~*Sign walker:* An individual carrying a portable sign intended to convey an advertising message to vehicular traffic.~~

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~~*Signable area for projecting signs and awnings:* One area enclosed by a box or outline or within a single continuous perimeter composed of a single rectangle, circle, triangle, or parallelogram enclosing the extreme limits of characters, lettering, illustrations, ornamentations, or other figures.~~

~~*Signable area for roof and wall graphics:* One area free of architectural details on the facade of a building or part of a building, which shall include the entire area enclosed by a box or outline or within a single continuous perimeter composed of a single rectangle, circle, triangle, or parallelogram enclosing the extreme limits of characters, lettering, illustrations, ornamentations, or other figures.~~

~~*Snipe sign:* Any sign that is posted on trees, landscaping, utility poles or structures, streetlights, fences, fire hydrants, bridges, curbs, sidewalks, park benches parkways, streets, right-of-ways, or other locations on public property.~~

~~*Street number sign:* Any sign that gives the street address number of the building.~~

~~*Subdivision:* A subdivision pursuant to chapter 121.~~

~~*Temporary sign:* Any sign not permanently affixed and intended for a limited period of display.~~

~~*Time and temperature sign:* A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature.~~

~~*Vehicle sign:* Any sign mounted upon, painted, or otherwise erected on trucks, cars, boats, trailers, other motorized vehicles or equipment.~~

~~*Wall sign:* A sign mounted flat against and projecting less than 14 inches from, or painted on, the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of the wall, but not including window signs.~~

~~*Window sign:* Any sign, picture, symbol or combination thereof, that communicates information about an activity, business, commodity, event, sale or service, and is placed inside a window or upon the window panes or glass and is visible from the exterior of the window. Signs placed or hung in any manner within three feet of the windowpane shall be considered a window sign.~~

~~Sec. 113-3. - Conflict.~~

~~If any portion of this chapter is found to be in conflict with any other provisions of any zoning, building, fire, safety or health provisions of this Municipal Code, the provision that establishes the higher standard shall prevail.~~

~~Sec. 113-4. - Signs prohibited.~~

~~(a) No person shall erect, place, establish, paint, create or maintain a sign in the city except as provided in this chapter. All signs that are contrary to the provisions of this chapter are declared to be in violation, and as such may be abated as provided by law.~~

~~(b) The following signs are prohibited. Any:~~

~~(1) Abandoned sign;~~

~~(2) Animated sign, except as specified in this chapter;~~

~~(3) Billboard sign;~~

~~(4) Off-premises sign, except as permitted within this chapter;~~

~~(5) Portable sign;~~

~~(6) Sandwich sign, except as permitted within this chapter;~~

~~(7) Snipe sign;~~

~~(8) Sign which inhibits free ingress to or egress from any door, window or any exit way required by the International Building Code as adopted and amended by the city, or by fire department regulations;~~

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~~(9) Sign that may obstruct the line of sight of any authorized traffic sign, signal or other traffic control device; or any sign by reason of shape, color or position that interferes with or may be confused with any authorized traffic signal or device;~~

~~(10) Sign placed in a location that will obstruct vision of a vehicle operator while entering, exiting or traveling upon the public right-of-way;~~

~~(11) Sign located in a manner that interferes with pedestrian travel or poses a hazard to pedestrians;~~

~~(12) Vehicle sign when mounted or placed on any trailer, boat, or motor vehicle that is parked, stored or displayed in a manner to attract the attention of the public for advertising purposes;~~

~~(13) Sign with flashing, blinking, rotating lights, exposed neon or similar tube type illumination, bare incandescent, fluorescent, metal halide, or high or low pressure sodium light bulbs or mercury vapor light sources;~~

~~(14) Sign placed in rights-of-way, except as specified in this chapter;~~

~~(15) Message board;~~

~~(16) Roof-mounted sign;~~

~~(17) Any other sign that is not expressly permitted by this chapter;~~

~~(18) Home occupation sign;~~

~~(19) Pole-mounted banners, attention flags, wind-driven spinners, streamers, search lights, strobe lights, holographic projections, laser light displays, inflatable signs, or balloons;~~

~~(20) Any flag not associated with a governmental unit.~~

~~Sec. 113-5. - Signs in the right-of-way.~~

~~(a) It is unlawful for any person to install a sign in any public right-of-way, except for the following:~~

~~(1) Public signs;~~

~~(2) City-regulated kiosk signs;~~

~~(3) Emergency signs.~~

~~(b) The city manager or designee is authorized to immediately remove any illegal sign located in any public right-of-way.~~

~~Sec. 113-6. - Building identification.~~

~~(a) For all uses other than single-family residential:~~

~~(1) Numbers shall be provided on the front of the building unless an alternative location is approved by the city fire chief or designee.~~

~~(2) The numbers shall be visible and legible from the street fronting the property.~~

~~(3) All commercial and industrial uses shall be sized according to the following table:~~

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~~Building setback from main road~~	~~Minimum size address number~~
~~0 – 50'~~	~~9"~~
~~51 – 100'~~	~~12"~~
~~101' and above~~	~~15"~~

~~(b) For single-family residential, residential dwellings shall have four-inch high address numbers that are contrasting in color to the background color of the house.~~

~~Sec. 113-7. - Permits and licenses required.~~

~~No person shall erect, place, establish, paint, create or maintain any sign in the city without first obtaining all required permits and licenses as regulated by this chapter or any other laws.~~

~~Sec. 113-8. - Signs not requiring a permit.~~

~~No person shall be required to have a permit for the following signs; provided, however, that such signs shall be subject to any and all applicable provisions of this chapter or any other law:~~

~~(1) Public signs;~~

~~(2) Directional signs, when wall-mounted or, if detached, where not exceeding a height of three feet;~~

~~(3) Emergency signs;~~

~~(4) Portable electronic signs used by the city for special events;~~

~~(5) Way finding signs for public buildings and facilities;~~

~~(6) Development sign as described under section 113-158(b);~~

~~(7) Temporary window graphics, consistent with restrictions herein.~~

~~Sec. 113-9. - Maintenance.~~

~~Any individual, business or corporation who owns, erects, establishes, paints, creates or maintains any sign, including a nonconforming sign, shall maintain the sign in good order and repair at all times so that it does not constitute any danger or hazard to public safety, or a visual blight, and is free of peeling paint, major cracks, or loose, dangling or torn materials. All lighting shall also be kept in good order, and burnt out bulbs shall be replaced.~~

~~Sec. 113-10. - Sign approval as part of site plan approval.~~

~~(a) For all developments requiring site plan approval, information on the proposed design and location of all permanent and temporary signs for the life of the project, subject to the guidelines presented herein, shall be submitted for review and approval by the planning and zoning commission.~~

~~(b) A site plan application shall be made to the community development department. Such application shall be made on forms, together with documents and drawings, and shall be submitted in both paper and electronic format. The specific contents of the application shall be described in the application packet.~~

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(c) The site plan application shall not be accepted for processing until all required information as described in the application is provided to the community development department and appropriate fees are paid.

(d) Any amendment or modification to an approved site plan application shall be resubmitted for approval. All amendments shall be shown on a site plan amendment application.

Sec. 113-11. - Kiosk signs.

(a) *Purpose.* The purpose of a kiosk sign is to provide a uniform, coordinated method of offering developers a means of providing directional signs to their projects that are located within the city or the city's municipal planning area, while minimizing confusion among prospective buyers who wish to inspect development projects, while promoting traffic safety and reducing the visual blight of sign proliferation.

(b) *Authority to erect in rights-of-way.* The city is permitted to erect kiosk signs in the public right-of-way at sites approved by the city manager or designee.

(c) *Permit required.* The city shall review and approve all proposed locations prior to installation of kiosk signs.

Secs. 113-12—113-40. - Reserved.

ARTICLE II. - ADMINISTRATION AND ENFORCEMENT

DIVISION 1. - GENERALLY

Sec. 113-41. - Code administrator.

The city manager or designee shall be the authorized code administrator for the city. The city manager or designee shall implement, administer, and enforce this chapter, and may establish rules, regulations and procedures to implement, administer and enforce this chapter.

Sec. 113-42. - Sign permit applications.

(a) A sign permit application shall be made to the community development department. Such application shall be made on forms, together with documents and drawings. The specific contents of the application shall be described in the permit application packet.

(b) The city manager or designee shall not issue permits for the use, construction, reconstruction or alteration of any sign structure, until adequate information is submitted to determine the proposed action is in conformance with the provisions of these sign regulations.

(c) The city manager or designee may, in writing, suspend or revoke a permit issued under the provisions of this section whenever the permit is issued on the basis of a material omission or misstatement of fact, or in violation of this chapter or this Code.

(d) No permit for a sign issued by the city shall be deemed to constitute permission or authorization to maintain a public or private nuisance, nor shall any permit issued hereunder constitute a defense in any action to abate a nuisance.

(e) Whenever any sign for which a permit is required by this chapter has been placed, erected or displayed without first obtaining a permit, a special investigation shall be made before a permit may be issued. If a permit is obtained after a sign has been erected, the sign fee shall be doubled.

(f) Whenever any sign requires an electrical permit, both the sign permit and the electrical permit must be issued and obtained simultaneously or may be included under one sign permit.

Sec. 113-43. - Permit fees and refunds.

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(a) Before the city issues any sign permit required by this chapter, the applicant shall pay all fees in accordance with the schedule as set by city council resolution.

(b) For refunds, the applicant must submit a refund request form along with a copy of the sign permit to the city manager or designee. Refunds shall be permitted in accordance with the provisions of the International Building Code as adopted and amended by the city.

Sec. 113-44. - Variances, comprehensive sign programs and administrative appeals.

(a) An application requesting a variance from the provisions of this chapter shall be submitted to the city manager or designee and acted upon by the board of adjustment in accordance with chapter 125, as it exists or as it may be amended.

(b) An application for a comprehensive sign program required by this chapter shall be submitted to the city manager or designee and acted upon by the planning and zoning commission in accordance with the site plan process in section 125-33, as it exists or as it may be amended.

(c) An application for administrative appeal shall be submitted to the city manager or designee and acted upon by the board of adjustment in accordance with chapter 125, as it exists or as it may be amended.

Sec. 113-45. - Violations and revocation of permits.

The city manager or designee may revoke any permit authorizing the erection of any sign that is in violation of the permit or this chapter. The following is the revocation process:

(1) Notice of the city manager or designee's decision to revoke a sign permit shall be served upon the applicant and/or business owner of such permit:

a. By delivering in person a copy of the notice to the applicant of the permit or to one of its officers;

b. By leaving a copy of the notice with any person in charge of the premises;

c. In the event no such person can be found on the premises, by affixing a copy of the notice in a conspicuous position at an entrance to the premises and by the certified mailing of another copy of the notice to the last known post office address of the applicant and/or business owner of such permit; or

d. By posting a copy of the notice on the sign in violation and by the certified mailing of another copy of the notice to the last known post office address of the applicant and/or business owner of such permit.

(2) The applicant of the permit may appeal the decision of the city manager or designee to revoke the permit to the board of adjustment, in writing, within 15 calendar days from the date when the notice was served.

(3) If no appeal has been taken at the end of 15 calendar days, the permit is revoked. The city manager or designee shall then initiate the process for the removal of the illegal sign in accordance with section 113-46.

Sec. 113-46. - Removal of signs.

(a) The city manager or designee is authorized to require removal of any illegal sign.

(b) Before bringing an action to require removal of any illegal sign, the city manager or designee shall give written notice to the owner of the sign or the owner of the premises on which such sign is located. The notice shall state the violation charged, and the reasons and grounds for removal, specify the deficiencies or defects and what repairs, if any, will make the sign conform to the requirements of this chapter, and specify that the sign must be removed or made to conform with the provisions of this chapter with the notice period provided in subsection (c) of this section.

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~~(c) Notice period.~~

~~(1) The notice period for permanent signs shall be five calendar days.~~

~~(2) The notice period for temporary signs shall be 48 hours.~~

~~(3) Re-erection of any sign or substantially similar sign on the same premises after a compliance notice has been issued shall be deemed a continuation of the original violation.~~

~~(d) Service of notice shall be made personally on the owner or lessee, or by certified mail addressed to the owner or lessee at the address specified in the permit or the last known address.~~

~~(e) If the owner or lessee of the premises upon which the sign is located has not demonstrated to the satisfaction of the city manager or designee that the sign has been removed or brought into compliance with the provisions of this chapter by the end of the notice period, then the city manager or designee shall certify the violations to the city attorney for prosecution.~~

~~(f) The city manager or designee may remove any illegal sign which exists or has been re-erected after the expiration date of the notice period, if the owner or lessee of the premises has been issued a compliance notice at least once before for the same violation involving the same or similar sign.~~

~~(g) Notwithstanding the above, the city manager or designee may cause the immediate removal or repair (without notice to the owner of the sign, or of the property on which it is located) of any unsafe or defective sign or signs that creates an immediate hazard to persons or property, or of any sign which is placed in any right-of-way in violation of section 113-5.~~

~~(h) If the city removes an illegal sign pursuant to this section, the city may petition the court to recover the costs, expenses and attorney fees that the city incurred in removing the illegal sign and in bringing the petition for recovery. If the court finds by a preponderance of the evidence that the city is entitled to recover, the court may order the defendant to pay to the city the amount of the costs, expenses and attorney fees reasonably incurred by the city, and may enter judgment in favor of the city and against the defendant in that amount.~~

~~Sec. 113-47. - Penalties for violations.~~

~~Any person who violates any provision of this article or any provision of any code adopted by this article shall be guilty of a civil or criminal violation.~~

~~Sec. 113-48. - Liability for damages.~~

~~The provisions of this chapter shall not be construed to relieve or to limit in any way the responsibility or liability of any person which erects or owns any sign for personal injury or property damage caused by the sign; nor shall the provisions of this chapter be construed to impose upon the city's officers, city manager or the employees any responsibility or liability by reasons of the approval of any sign under the provisions of this chapter.~~

~~Secs. 113-49—113-69. - Reserved.~~

~~DIVISION 2. - NONCONFORMITIES~~

~~Sec. 113-70. - Maintenance.~~

~~Any person owning or maintaining a legal nonconforming sign shall maintain such sign in good condition pursuant to section 113-9.~~

~~Sec. 113-71. - Alterations.~~

~~It is unlawful for any person owning or maintaining a legal nonconforming sign or sign structure to alter, reconstruct, replace or relocate such sign. Reasonable repair and maintenance of said sign is~~

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~~limited to a maximum total of 50 percent of the sign's or structure's reproduction cost as determined from an appraisal by a competent appraiser.~~

~~Sec. 113-72. - Removal.~~

~~(a) Any person owning or maintaining a legal nonconforming sign shall remove or bring the sign into conformance with this chapter when:~~

~~(1) More than 50 percent of the reproduction cost of the sign or sign structure has been damaged or destroyed or by any means taken down;~~

~~(2) The condition of the sign has deteriorated to such an extent that the cost of repairs exceeds 50 percent of the reproduction cost of the sign or sign structure as determined from an appraisal by a competent appraiser;~~

~~(3) The use of the sign or the property on which it is located has ceased, become vacant or been unoccupied for a period of three months or more.~~

~~(b) In the event any of these should occur, the sign shall be presumed to be abandoned and shall be removed by the owner of the property, his agent, or person having the beneficial use of the building or structure upon which the sign or sign structure is erected within 30 calendar days after written notification from the community development director.~~

~~Secs. 113-73—113-102. - Reserved.~~

~~ARTICLE III. - LOCATION, DESIGN AND CONSTRUCTION SPECIFICATIONS~~

~~Sec. 113-103. - General regulations.~~

~~(a) All signs shall be structurally designed, constructed, erected and maintained in accordance with all applicable provisions and requirements of this Code.~~

~~(b) Signs are considered a component of the site's design and building architecture; and they shall be architecturally integrated with their surroundings in terms of size, shape, color, texture and lighting so that they are complimentary to the overall design of the building.~~

~~(c) The owner of any building shall identify every building or groups of buildings with a street number sign. The street number sign shall not be computed as part of the total of the sign area permitted and shall not require a permit. Refer to the Code section on Building identification for requirements.~~

~~(d) New development shall anticipate the need for signs and provide a comprehensive sign program that:~~

~~(1) Establishes a theme of conceptual master design for all signs within the comprehensive sign program;~~

~~(2) Allows for flexibility for new users as buildings are re-tenanted;~~

~~(3) Provides for convenient and attractive placement of signs;~~

~~(4) Specifies quality materials that complement the style, color, and materials of the building.~~

~~(e) New signs proposed for attachment to existing buildings must provide a compatible appearance with the building sign of other tenants and where multiple signs exist on a single building there shall be unifying elements such as size and/or color to reduce sign clutter and confusion.~~

~~(f) The use of metal is an acceptable material for signs; provided that it has been formed, etched, cast, engraved, and/or properly primed, treated, painted, or factory-coated to protect against corrosion.~~

~~(g) The use of wood is an acceptable material for signs; provided that it is compatible with architectural character of the development and it is properly scaled, primed, painted, or stained.~~

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(h) Signs attached to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts, or approved expansion screws of sufficient size and anchorage to support safely the loads applied.

(i) All sign supports shall be an integral part of the sign design. There shall be no visible angle iron supports, guy wires, braces, or other supports.

(j) Cabinet signs shall only be permitted when constructed with aluminum or other solid opaque face containing routed copy or letters mounted to the aluminum cabinet. Lexan, acrylic, or any other type of backlit material is not permitted except when used in individual routed lettering. The use of opaque vinyl on lexan, acrylic, or any similar material shall not be permitted as an acceptable face material except when used as individual lettering.

(k) Signs shall be placed so they are not obscured by landscaping when it has reached full maturity.

(l) Illuminated signs and flagpoles are permitted by this article unless otherwise specified. Illumination may be either by direct, internal or internal direct as allowed herein, and it is unlawful for any person to install illumination that creates any glare or reflection onto any adjacent property, or onto a street or alley, or into the night sky or so as to create a traffic hazard.

Sec. 113-104. Requirements and standards.

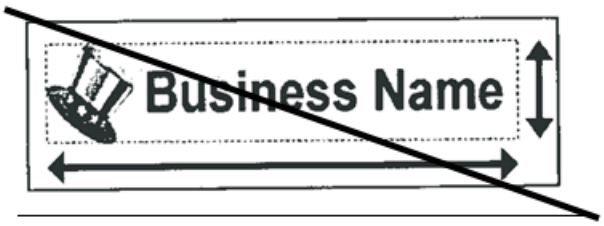
(a) *Sign measurement criteria.*

(1) *Area.* Sign area for all sign types is measured as follows:

Sign Area Measurement

a. Sign copy mounted, affixed, or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle that will enclose both the sign copy and the background.

b. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle that will enclose each word and each graphic in the total sign.



Sign Area includes Logo

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c. Sign copy mounted, affixed, or painted on an illuminated surface, or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element which contains sign copy. Such elements may include, but are not limited to, lit canopy fascia signs, spanner board signs, and/or interior lit awnings.

d. Multi-face signs are measured as follows:

1. *Two face signs:* If the interior angle between the two sign faces is 45 degrees or less, the sign area is of one sign face only. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces.

2. *Three or four face signs:* The sign area is 50 percent of the sum of the areas of all sign faces.

e. Spherical, free-form, sculptural, or other nonplanar sign area is 50 percent of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure. Signs with greater than four faces are prohibited.

(b) *Sign illumination.* All permanent signs may be nonilluminated, illuminated by internal, internal indirect (halo), or lit by external indirect illumination, unless otherwise specified.

(1) *Internal illumination.* Signs with internal illumination shall conform with dark sky principles and not cause glare or reflection onto any adjacent property, street, or alley, or so to create a traffic hazard.

(2) *External indirect illumination.* Externally lit signs are permitted to be illuminated only with steady, stationary, down-directed and shielded light sources directed solely onto the sign. Light bulbs or light tubes, excluding neon, used for illuminating a sign shall not be visible from adjacent public rights-of-way or residential properties.

(3) *Neon and LED.*

a. Exposed neon tube illumination and LED is not permitted.

b. Visually exposed neon is permissible in the nonresidential districts as long as the neon has a clear plastic face to protect it from breakage and weather damage. Visually exposed neon and LED shall not be permitted on freestanding signs.

c. Neon illumination utilized as a sign copy projection, border, frame, or other embellishment of sign copy, or other features, consistent with the definition of "sign" in section 113-2, shall be included in the total square footage of the sign.

d. Neon, LED or other forms of illumination shall not be used as a border or outline for any architectural element of the building.

(c) *Structure and installation.*

(1) *Raceway cabinets.* Raceway cabinets, where used as an element of building-mounted wall signs, shall match the building color at the location of the building where the sign is located. Where a raceway provides a contrast background to sign copy, the colored area is counted in the aggregate sign area permitted for the site or occupancy. Raceways shall not be used on roof-mounted signs, freestanding signs, or landscape wall signs.

(2) *Support elements.* The support elements for all signs shall appear to be free of any angle iron, bracing, guy wires or similar features.

(3) *Electrical service.* When electrical service is provided to freestanding signs or landscape wall signs, all such electrical service is required to be underground and concealed. Electrical service to building-mounted signs, including conduit, housings, and wire, are to be entirely concealed or, when necessary, painted to match the surface of the structure upon which they are mounted.

(4) *Permanent signs.* All permanent signs permitted by this chapter shall be constructed of durable material capable of withstanding continuous exposure to the elements and conditions of the urban environment.

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(d) *Sign maintenance.* It shall be unlawful for any owner of record, lessor, lessee, manager, agent, or other person having lawful possession or control over a building, structure, or parcel of land to fail to maintain the property and all signage thereon, in conformance with this Code. Failure to maintain signs and/or property constitutes a violation of this Code.

(1) *General maintenance.* Complete maintenance is required for all signs, whether or not in existence prior to the adoption of the ordinance from which this chapter is derived. Maintenance of a sign shall include periodic cleaning, replacement of flickering, burned out or broken light bulbs or fixtures, repair or replacement of any faded, peeled, cracked, or otherwise damaged or broken parts of a sign, and any other activity necessary to restore the sign so that it continues to conform to the requirements and contents of the sign permit issued for its installation and provisions of this chapter.

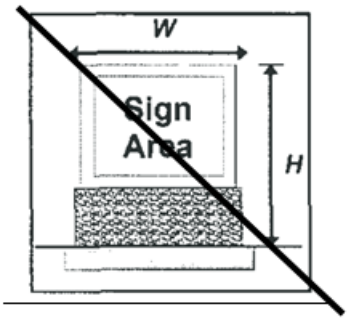
(2) *Landscape maintenance.* Replacement of plant materials that do not survive after installation in required landscaped areas is required within the next planting season or within six months of the plant's demise. Required landscaped areas contained by a fixed border, curbed area, or other perimeter structure shall receive regular repair and maintenance.

(3) *Removal of unused sign support structures.* Removal is required of any vacant and/or unused sign support structures, angle irons, sign poles or other remnants of old signs, which are not currently in use, or proposed for immediate reuse evidenced by a sign permit application for a permitted sign.

(4) *Removal of obsolete signs.* Signs which conform to the provisions of this chapter, but which reflect obsolete sign copy, may remain in place, provided that the sign copy is left unlit and/or blank for a time period up to 30 calendar days after the use or activity it identified has ceased and/or the property has become vacant. A one-time extension of 30 calendar days may be granted by the city manager or designee, provided the copy has been left unlit and/or blank, and when such extension is requested by the owner or person in control of the vacant property.

Sec. 113-105. - Sign height.

Sign heights shall be measured as follows:



Sign Measurements

(1) *Freestanding sign.* The height of all signs shall be the vertical distance from the top of the highest element of the sign or sign structure to the top of the curb or crown of the roadway where no curb exists. The height of any monument base or other structure erected to support or ornament the sign shall be measured as part of the sign height.

(2) *Wall, fascia, mansard and parapet-mounted signs.* Height shall be the vertical distance to the top of the sign or sign structure from the base of the wall on which the sign is located.

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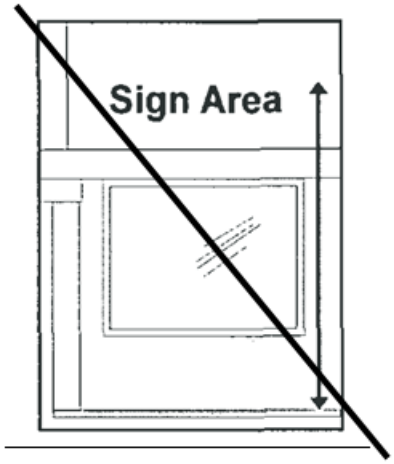

~~*Wall Sign*~~

~~Sec. 113-106. - Inspections.~~

~~All signs for which a permit is required shall be subject to the following inspections, unless waived by the city manager or designee:~~

~~(1) Footing inspections on all freestanding signs except freestanding signs that are five feet or less in height with a maximum area of 32 feet;~~

~~(2) Electrical inspections on all signs prior to placement;~~

~~(3) Final inspection that shall cover the sign location, structural members and placement of the inspection marker in accordance with this article.~~

~~Sec. 113-107. - Inspection markings.~~

~~Any person installing or erecting a permanent sign as regulated by this chapter shall ensure that such signs be marked with the maker's name and the person erecting such sign, the date of installation, and the permit number as approved by the city manager or designee.~~

~~Secs. 113-108—113-127. - Reserved.~~

~~ARTICLE IV. - ZONING DISTRICT RESTRICTIONS~~

~~Sec. 113-128. - Residential zones.~~

~~(a) Residential uses in residential zones.~~

~~(1) *Generally.*~~

~~a. *Applicable zones.* This subsection (a) applies to all signs for residential uses, and in all residential areas which are vacant or are in a planned area development (PAD) zone.~~

~~b. *Permitted signs.* Only signs that are specifically permitted by this subsection (a) are allowed. Any sign that is not specifically permitted by this subsection (a) is prohibited.~~

~~c. *Aggregate sign area allowed.*~~

~~1. *Parcels less than or equal to two acres.* Except as otherwise permitted, the aggregate sign area for any parcel located in a residential zone and which is less than two acres shall not exceed one and one-half square feet.~~

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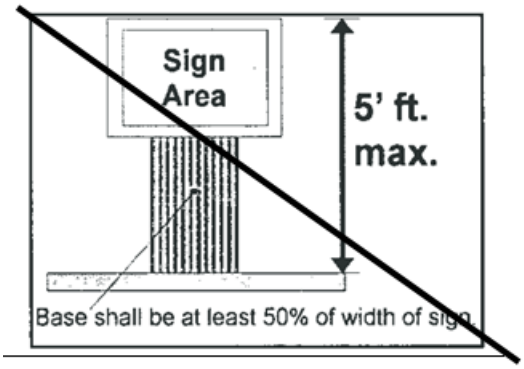
2. *Parcels larger than two acres.* Except as otherwise permitted, the aggregate sign area for any parcel located in a residential zone and which is larger than two acres shall not exceed eight square feet.

(2) *Wall signs.* Wall signs are permitted, but shall not exceed a height of 15 feet.

(3) *Freestanding signs.*



Freestanding Sign

a. One freestanding sign shall be permitted on each parcel with a maximum height of five feet and a maximum area of one and one-half square feet.

b. A freestanding sign may include only the name of the occupant and the street address. Such sign shall not include any advertising copy.

c. The base shall have an aggregate width of at least 50 percent of the width of the sign.

d. Reader panels are not permitted.

(4) *Residential entry sign.* A maximum of two residential entry signs, placed at the entrance to a multifamily or duplex development, manufactured home park, or single-family development only in order to identify the name of the development, and with a maximum aggregate area of 48 square feet shall be permitted at each main entrance. The residential entry signs may be freestanding signs. The residential entry signs may include only the name of the development and the street address, and shall not include advertising copy.

(5) *Temporary signs.* Temporary signs are only permitted in accordance with article V of this chapter.

(b) *Nonresidential uses in residential zones.*

(1) *Generally.*

a. *Applicable zones.* This subsection (b) applies to all signs for nonresidential uses in residential zones which includes, but are not limited to, churches, schools, institutions, commercial farms or ranches, public facilities and similar activities which are located in R1-43, R1-18, R1-12, R1-8, R1-5, R-2 or R-3 zones and for all nonresidential uses in residential areas in a planned area development (PAD) zone.

b. *Permitted signs.* Only signs that are specifically permitted by this subsection (b) are allowed. Any sign that is not specifically permitted by this subsection (b) is prohibited.

c. *Maximum aggregate area.* The maximum aggregate area of all signs on a parcel shall not exceed 48 square feet.

(2) *Wall signs.* Wall signs are permitted.

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~~(3) *Freestanding signs.*~~

~~a. One freestanding sign shall be permitted on each parcel with a maximum height of ten feet and a maximum area of 24 square feet.~~

~~b. A freestanding sign may include only the name of the facility, building or organization it is intended to identify. Such sign shall not include any advertising copy. The sign must include the number of the street address, but the area of these numerals shall not be included in calculating the allowed sign area.~~

~~c. The base shall have an aggregate width of at least 50 percent of the width of the sign.~~

~~(4) *Wall, fascia, mansard and parapet signs.* Wall, fascia, mansard and parapet signs are permitted, and may identify the facility, building or organization by name or by name and principal activity when the name alone does not identify the general nature of the use, and may include the street address.~~

~~(5) *Directional signs.* Directional signs are permitted when required to assist the flow of traffic. Directional signs shall not exceed six square feet in area or three feet in height. Off-site directional signs are prohibited.~~

~~(6) *Directory signs.* Directory signs are permitted for nonresidential uses in multi-residential developments and other multiple-tenant facilities. Directories shall be provided at all driveway entrances for all multi-residential developments, mobile home parks, or when required by the fire chief or designee.~~

~~a. Each directory shall be illuminated with a maximum area of 18 square feet and a maximum height of six feet.~~

~~b. The number and location of the signs must be approved by the city manager or designee and the fire chief.~~

~~(7) *Reader panels.*~~

~~a. Reader panels shall only be permitted for schools and public facilities located in residential zone districts to identify school and community activities.~~

~~b. All electronic message displays shall be turned off between the hours of 10:00 p.m. and 7:00 a.m. each day.~~

~~c. Fifty percent of the maximum sign area may be used for changeable copy whether it is LED, plastic zip track, or any method of replaceable lettering.~~

~~1. Any sign using plastic zip track or any other method of replaceable lettering shall have a secured, clear, plastic or lexan cover to mitigate the risk of potential vandalism.~~

~~2. Any sign using an electronic messaging system shall not be visible to any minor or major arterial street.~~

~~(8) *Temporary signs.* Temporary signs are only permitted in accordance with article V of this chapter.~~

~~Sec. 113-129. Nonresidential zones.~~

~~(a) *Generally.*~~

~~(1) *Applicable zones.* This section applies to all signs in nonresidential zones and in all nonresidential areas in a planned area development (PAD) zone, unless otherwise restricted.~~

~~(2) *Permitted signs.* Only signs that are specifically permitted by this section are allowed. Any sign that is not specifically permitted by this subsection (a) is prohibited.~~

~~(3) *Aggregate sign area allowed.*~~

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a. Unless otherwise modified by this section, the maximum aggregate sign area for any business is one square foot of signage for each linear foot of the business wall elevation along the street frontage on which the sign is displayed. Businesses on a separate parcel or lot, or on a PAD site within a project of three or more businesses, shall be permitted sign area as described in subsection (a)(3)a of this section for any one elevation, with sign area on all other elevations not to exceed one-half square foot for each linear foot of elevation where the sign is displayed.

b. The total aggregate area excluding all freestanding signage shall not exceed 300 square feet and the maximum total sign area of any one elevation shall not exceed 200 square feet. Businesses that share a building structure and do not have a designated leased/owned frontage shall be considered one business for the purpose of determining total aggregate area of street graphics.

(b) *Wall, fascia, mansard, and parapet.*

(1) *Generally.*

a. Wall, fascia, mansard and parapet signs are allowed only on the exterior elevation of the space occupied by the business.

b. Wall, fascia, mansard or parapet signs may identify the individual businesses, building complex, or center, by name, and may identify up to three principal services when the name alone does not identify the general nature of the business. Any wall, fascia, mansard or parapet sign may include the street address, but shall not include advertising copy.

c. Units of information. Modifiers may be used on building wall signs only and shall be identical for each elevation in which the sign is displayed. The maximum height of the modifiers shall be subordinate to the vertical letter height of the business name, but shall not be less than 12 inches. Such signs shall be included when computing the sum total sign area allowed for each use.

(2) *Wall, fascia, mansard and parapet signs for theaters.*

a. One wall, fascia, mansard or parapet sign for a theater may contain the name of the theatre on the elevation where the sign is displayed. Such signs shall be permitted as described in subsection (a)(3)a of this section.

b. The reader panel shall be used exclusively for the purpose of identifying entertainment, motion pictures, or special events that occur on the premises. The sign area shall not exceed 48 square feet.

c. Exterior poster cases shall be limited to six per theatre. The cases will not count toward the aggregate sign area.

(3) *Shingle signs.*

a. One shingle sign that is designed and oriented primarily for the aid of pedestrians is permitted per business.

b. The minimum clearance between the bottom of the sign and the nearest grade or sidewalk shall be seven feet, six inches. The size shall be approved by the city manager or designee. The shingle sign shall not be calculated within the overall aggregate sign area.

c. A shingle sign must be located immediately adjacent to the business it identifies. The sign must be perpendicular to the store front.

(c) *Freestanding signs.*

(1) *Generally.*

a. Freestanding signs are permitted.

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b. The base of any freestanding sign shall have an aggregate width at least 50 percent of the width of the sign.

c. Any freestanding sign which identifies a single-tenant building shall only bear the name of the business or building it is intended to identify, and shall not include any advertising copy.

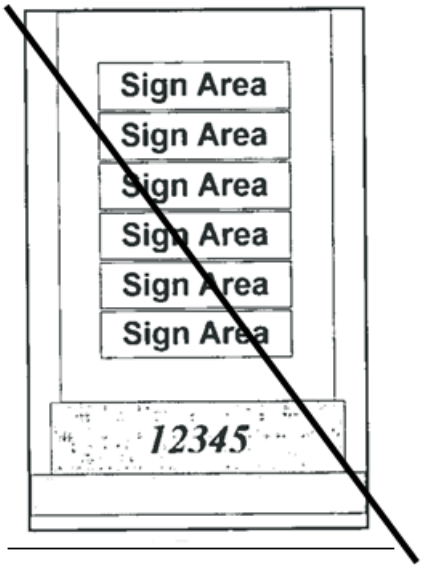
d. Any freestanding sign must include the number of the street address, but the area of these numerals shall not be included in calculating the allowed sign area.

(2) *Maximum number and height of signs allowed.* One freestanding sign shall be permitted per single-tenant building or multiple-tenant complex, except on parcels with multiple street frontages. On parcels with multiple street frontages, one sign is permitted on each street. The freestanding sign shall not exceed a height of ten feet.

(3) *Aggregate sign area allowed.*

a. Freestanding signs in industrial zones or for multiple-tenant complexes. The maximum aggregate sign area allowed for all freestanding signs in industrial zones or for multiple-tenant complexes is 48 square feet on parcels up to ten acres, 60 square feet for parcels up to 20 acres, and 80 square feet on parcels over 20 acres.

b. Freestanding signs for single-tenant buildings. The maximum aggregate sign area allowed for all freestanding signs for single-tenant buildings in the C-1 zone is 12 square feet. The maximum aggregate sign area allowed for all freestanding signs in the C-2 and C-3 zones is 36 square feet on parcels up to two acres, and 48 square feet on parcels over two acres.



Multiple Tenant Sign

(4) *Identification of tenants in a multiple-tenant complex.* Any freestanding sign within the multiple-tenant building or shopping center may identify the name of the building, complex, or center and the names of tenants within the complex. Such signs shall not include any advertising copy. Modifiers are permitted.

a. Panels shall only contain the name of the business or logo. No more than six panels per side are allowed on multiple-tenant freestanding sign. All individual panels will require a permit.

b. Panels shall not display business telephone numbers.

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~~(d) *Directional signs.* Directional signs when required to assist the flow of traffic are permitted, but shall not exceed six square feet in area or three feet in height. Such sign may include business identification by word or symbol on up to 25 percent of the sign area.~~

~~(e) *Directory signs.* Directory signs when required to identify the location of the various buildings or businesses located within the center or complex are permitted as follows:~~

~~(1) Each directory sign shall be illuminated with a maximum area of 18 square feet and a maximum height of six feet. Such directories are required at all driveway entrances and approved by the fire chief or designee.~~

~~(2) The number and location of the signs must be approved by the city manager or designee.~~

~~(f) *Noncommercial signs.* In all commercial and industrial zones, noncommercial signs shall have a maximum area of 12 square feet and a maximum height of five feet.~~

~~(g) *Permanent window signs.* Window signs may be internally illuminated only with the use of exposed neon and LED lighting. There shall be a maximum of one sign per business and such sign shall be limited to no more than 15 percent of the area of the window panel. The sign area shall be calculated against the square footage allowed the business/use. Sign copy shall be limited to business identification and a graphic symbol or any combination thereof. In no case shall product signs be allowed.~~

~~(h) *Reserved.*~~

~~(i) *Gasoline service stations.*~~

~~(1) One monument sign per right of way frontage up to two total signs shall be permitted with a maximum sign area of 24 square feet each with a maximum height of five feet. Fifty percent of the allowable sign area may be used to identify the current price of gas being sold and may have changeable copy such as LED or zip track. Such signs shall be placed within a landscaped setting containing not less than 240 square feet.~~

~~(2) Canopy signs.~~

~~a. Such signs shall identify the business only.~~

~~b. The maximum number of signs per canopy shall be two.~~

~~c. The maximum sign area for any one canopy sign shall not exceed six square feet.~~

~~d. Any canopy sign will be calculated against total sign area allowed.~~

~~(j) *Banks.*~~

~~(1) *Building wall signs.*~~

~~a. Such sign shall identify the business.~~

~~b. The maximum sign area allowed for one linear foot of building wall shall be one square foot. The sign area on all other elevations is one-half square foot for each linear foot of elevation where the sign is displayed.~~

~~c. When the wall on which the sign is placed is 200 or more feet from any public right-of-way, the maximum sign area for each one linear foot of building wall shall be one and one-half square feet.~~

~~d. No part of a building wall sign shall extend above a roofline.~~

~~e. Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.~~

~~f. No part of a building wall sign shall project from a building wall a distance greater than 12 inches.~~

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~~(2) *Freestanding business identification signs.* There shall be a maximum of one freestanding business identification sign per street.~~

~~a. *Ground signs.*~~

~~1. Such sign shall identify the business.~~

~~2. The maximum number of such signs per street shall be one sign.~~

~~3. Such signs shall be placed within a landscaped setting containing not less than 120 square feet.~~

~~4. The maximum area for such signs shall not exceed 12 square feet.~~

~~5. The maximum height of such signs shall be five feet.~~

~~6. Individual letters shall not cover a percentage of wall surface area greater than 50 percent.~~

~~b. *Monument signs.*~~

~~1. Such signs shall identify the business.~~

~~2. The maximum number of such signs per street front shall be one sign.~~

~~3. The maximum area of such signs shall be 24 square feet.~~

~~4. The maximum height of such signs shall be five feet.~~

~~5. The maximum vertical dimension of the cabinet or panel shall be four feet.~~

~~6. The maximum horizontal dimension of the cabinet or panel shall be ten feet.~~

~~7. Such signs shall be placed within a landscaped setting of not less than 240 square feet.~~

~~(3) *ATM (automated teller machine) signs.*~~

~~a. Such signs shall be located on the face of the machine.~~

~~b. Any such signs may identify the individual business name, logo, time, and principal services offered at the ATM.~~

~~c. The area of any such signs shall not exceed ten square feet.~~

~~d. The total sign area of all such signs at any one site shall not exceed 20 square feet.~~

~~e. The bezel and architectural border of an ATM sign shall not be included in the sign area unless they contain sign characters, logos, or other sign graphics.~~

~~f. The area of any ATM signage not visible beyond the boundaries of the property shall not be deducted from the sum total sign area permitted for the use.~~

~~g. Wording, symbols, and graphics which instruct persons on the use of the ATM shall not be considered part of the sign area unless they are visible beyond the boundaries of the property and attract the attention of the public.~~

~~(4) *ATM (automated teller machine) directional signs.*~~

~~a. Such signs shall be located only on a site offering automated teller services.~~

~~b. The maximum height of such signs shall be three feet.~~

~~c. The maximum area of such signs shall be four square feet.~~

~~d. A maximum area for business name or logo shall be one square foot.~~

~~e. Time-related information and other information commonly used by a business to reference its particular ATM is allowed.~~

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f. The number and location of such signs shall be determined by the city manager or designee.

(k) *Regional commercial subdivisions (20 acres or more).*

(1) Entryway signs are allowed for commercial subdivisions.

(2) Such signs shall contain only the name of the subdivision.

(3) The maximum number of such signs for each entrance shall be two signs.

(4) The maximum number of such signs on each side of an entrance shall be one sign.

(5) The total area of such signs allowed at each entrance shall not exceed 24 square feet.

(6) The height of such sign shall not exceed five feet.

(l) *Temporary signs.* Temporary signs are permitted in accordance with section 113-157.

(m) *Menu boards.*

(1) Two menu boards are permitted per business. Such signs may be freestanding or wall-mounted.

(2) The maximum aggregate area for a menu board shall not exceed 24 square feet.

(3) The maximum height shall not exceed six feet.

(n) *Awning signs.*

(1) A maximum of 25 percent of the front face area of an awning may be used for signage.

(2) The sign area shall be measured according to section 113-104 unless a distinctive background is provided.

(3) If letters or graphics are placed on the valence, they shall not be placed elsewhere on the awning.

(4) Awning signs are allowed only on the exterior elevation of the space occupied by the business.

(5) Sign copy shall be limited to business name and/or logo.

Secs. 113-130—113-156. - Reserved.

ARTICLE V. - TEMPORARY SIGNS

Sec. 113-157. - Standards and regulations.

Temporary signs shall be allowed in accordance with the requirements of this chapter and the following provisions:

(1) *Duration.* Each parcel or business may have displayed upon it a temporary banner sign with the following limitations:

a. A temporary banner sign may not be displayed longer than 30 calendar days at a time.

b. A business is limited to two temporary sign banners per year with the exception of for sale, lease or rent signs, which may be displayed for a period of one year during the time the parcel is being sold, let or rented.

c. A new business may have an additional 30 calendar days beyond the limitations stated above for a grand opening sign.

d. Temporary banner signs must be attached to a building.

(2) *Residentially zoned parcels smaller than five acre.*

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a. *Number.* Each parcel shall be entitled to one temporary sign for every 50 linear feet of right-of-way frontage (minimum of one sign per parcel).

b. *Size and height.* The maximum height for all freestanding signs is five feet. For sale, lease or rent signs shall be a maximum of 12 square feet with a maximum height of eight feet.

(3) *Nonresidentially zoned parcels and residentially zoned parcels larger than five acres.*

a. *Number.* Each parcel shall be entitled to one temporary sign displaying a commercial message for each side of the parcel that has right-of-way frontage, up to two temporary signs displaying a commercial message per parcel. Additionally, each parcel shall be entitled to one temporary sign displaying a noncommercial message for every 50 linear feet of right-of-way frontage.

b. *Size and height.* The maximum height for all freestanding signs is eight feet. For sale, lease or rent signs shall be a maximum of 32 square feet with a maximum height of eight feet.

(4) *For multiple-tenant commercial or industrial parcels.*

a. Each tenant with less than 50 feet of store frontage shall be entitled to temporary banner signs, as stated above, applied to the storefront, not exceeding 12 square feet in size.

b. Each tenant with more than 50 feet of store frontage shall be entitled to temporary banner signs, as stated above, applied to the storefront, not exceeding 32 square feet in size.

(5) *Window signs.* Such signs shall be affixed only to the interior surface of the glass. No more than 25 percent of the window on the front elevation of any business may be used for window signage. Such signs shall be used for promotional purposes and will not require a permit.

(6) *Location.* Temporary signs shall not be placed in the following locations:

a. Off-premises.

b. Within five feet of the public right-of-way.

c. Within a site visibility triangle.

d. Within a public utility, water or sewer easement.

e. Within any parcel owned by the city, except for temporary signs placed by the city for city events.

f. Affixed to any light pole, street pole, electrical box, or other similar structure.

(7) *Permit.* A city-issued permit shall be required before installing any temporary sign displaying a commercial message.

(8) *Construction.* Temporary signs may be made of paper, plastic, cloth or any other pliable material. Window signs may be painted with water-soluble paint directly on the window.

(9) *Non-conforming temporary signs.* Temporary signs that become non-conforming after the adoption of the Code shall be removed within ten calendar days.

Sec. 113-158. - Development information temporary sign.

The purpose of the development information sign is to inform the public of the development name and future tenants on developments under construction. The city manager or designee may remove any development sign or construction fence screen sign if said sign violates City Municipal Code, is deemed a public or private nuisance, or is a hazard to public health and safety.

(a) *Applicability.*

(1) Development signs or a construction fence screen sign shall be erected within 30 calendar days of application for a building permit or grading permit.

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~~(2) The development sign or construction fence screen sign shall be maintained until all principle structures are completed in the designated construction area.~~

~~a. In cases where the initial building has been completed and subsequent permits for other principal buildings in the construction area have been applied for, the applicant for the latest building permit will maintain the sign.~~

~~b. Sign is to be removed after completion of all building permits posted on sign or as directed by the city manager or designee.~~

~~(3) Sign location to be submitted with new principle building permits.~~

~~(b) *Development information sign.*~~

~~(1) Duration.~~

~~a. Signs must be removed once all projects in the construction area are completed. This does not include tenant improvements.~~

~~b. Signs will be allowed for a period of one year.~~

~~(2) One sign per street frontage per construction area.~~

~~a. Construction area is to be determined by the city manager or designee.~~

~~(3) Freestanding sign size shall be 32 square feet.~~

~~(4) Maximum sign height shall not exceed eight feet.~~

~~(5) Signs must be updated for new projects in the construction area.~~

~~(6) Banner signs may be attached to a temporary construction fence.~~

~~(7) Sign text and graphics will follow City of Surprise development information sign format, unless modified by the city manager or designee.~~

~~(c) *Construction fence screen sign.*~~

~~(1) Duration.~~

~~a. Signs must be removed once all projects in the construction area are completed. This does not include tenant improvements.~~

~~b. Signs will be allowed for a period of one year.~~

~~(2) Maximum sign height shall not exceed eight feet.~~

~~(3) Sign must include:~~

~~a. Information provided in City of Surprise development information sign format (section 113-158(b)(7)) to exclude the elevation block.~~

~~b. Renderings or art relating to the site.~~

~~Secs. 113-159—113-182. - Reserved.~~

~~ARTICLE VI. - FLAGS AND FLAGPOLES~~

~~Sec. 113-183. - Regulations.~~

~~To regulate and control the use of permanent flagpoles on which a flag is located. It is unlawful for any person to place or install a flag in any zone except as follows: Any flag of the United States, or any state of the United States, foreign nations having diplomatic relations with the United States, the city, corporate flag, or any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, or any other flag whose display is authorized by the Constitution of the United States or the constitution of the state.~~

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~~The provisions are subject to the following conditions:~~

~~(1) Only one of each flag with a maximum of three flags on any one lot or parcel shall be allowed.~~

~~(2) Parcels zoned R1-43, R1-18, R1-12, R1-8, and R1-5 shall not have more than one flagpole per parcel.~~

~~(3) No flagpole shall exceed the following heights per specified zone:~~

~~a. Parcels zoned R1-43, R1-18, R1-12, R1-8 and R1-5 shall not exceed 30 feet.~~

~~b. Parcels zoned R-2 and R-3 shall not exceed 35 feet.~~

~~c. Parcels zoned C-1, C-2, and C-3 shall not exceed 35 feet.~~

~~d. Parcels zoned industrial and business park shall not exceed 35 feet.~~

~~(4) Flagpoles shall not be placed except within a landscaped setting of not less than 200 square feet.~~

~~(5) Illumination of any flags or flagpoles shall be in accordance with section 113-103.~~

~~(6) Nothing in this section shall apply to any flag or flagpole located on any parcel owned or operated by any federal, state or local government for a governmental purpose.~~

~~Secs. 113-184, 113-185. - Reserved.~~

~~ARTICLE VII. - FREEWAY MONUMENT SIGNS~~

~~Sec. 113-186. - General requirements.~~

~~(a) Freeway monument signs shall be allowed only on properties zoned for commercial or industrial uses;~~

~~(b) Buildings in excess of three stories shall be identified only by a freeway monument sign or a building-mounted wall sign and shall not be eligible for the construction of or inclusion of both types of signs;~~

~~(c) For the purposes of this section, the height of all freeway monument signs shall be measured as the vertical distance from the finished grade of the site to the highest point of the sign structure;~~

~~(d) Freeway monument signs shall not be counted as a portion of the total sign area of the user(s);~~

~~(e) Freeway monument signs shall be required to provide an architecturally enhanced treatment for the sign base, pole cover and supports compatible with the individual business or the complex/center. Pole covers and sign base shall be a minimum of 35 percent of the full sign width;~~

~~(f) Freeway monument signs shall require a landscaped area equal to four square feet of landscaping for each square foot of sign area and shall be located around the base of the sign;~~

~~(g) For the purpose of this section, such signs shall only identify the name of the business, the center/complex, or the place for which the sign is intended. Such signs shall not include any advertising copy;~~

~~(h) Freeway monument signs may be illuminated by externally illuminated indirect or internal lighting;~~

~~(i) Freeway monument signs shall not be allowed within a natural or manmade watercourse;~~

~~(j) Freeway monument signs shall be subject to all applicable Arizona Department of Transportation sign regulation standards;~~

~~(k) All freeway signage requests shall be processed administratively via site plan amendment process to determine conformity with the regulations within section [chapter] 113.~~

~~Sec. 113-187. - Location and size.~~

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~~(a) Freeway monument signs shall be located a minimum of 50 feet from any non-freeway lot line and a minimum of 100 feet from any residentially zoned property;~~

~~(b) All freeway monument signs shall have a maximum height of 80 feet, and 750 square feet in total sign area, unless as modified below;~~

~~(c) All freeway monument signs shall be allowed an extra three feet in height for architectural embellishments where architectural embellishments are defined as elements of a sign incorporating architectural features of the associated building or development; Embellishments shall not include any feature, figure or emblem conveying a commercial message and may not constitute more than 20 percent of sign area;~~

~~(d) For every 880 linear feet of freeway frontage, one freeway monument sign shall be allowed per site, development, project, or center. Such signs shall not be located off-premise, except that a multi-tenant complex/center sign may identify users within the complex/center located on separate parcels;~~

~~(e) For the purpose of this section, multi-tenant freeway monument signs shall be allowed an extra 20 percent of sign area for identification of the center/complex;~~

~~(f) Freeway signs shall maintain a minimum of 880-foot spacing from any other freeway monument sign, or from the intersection of any arterial road with the freeway;~~

~~(g) Freeway monument signs shall be located a minimum of 50 feet from any non-freeway lot line and a minimum of 200 feet from any residentially zoned property.~~

~~Secs. 113-188—113-194. - Reserved.~~

~~ARTICLE VIII. - COMPREHENSIVE SIGN PROGRAM~~

~~Sec. 113-195. - Regulations.~~

~~The comprehensive sign program is designed to allow signage which is appropriate to the character of the development, provide adequate identification and information, provide a good visual environment, promote traffic safety and regulate to the extent necessary to be consistent with the purpose and intent of the sign requirements.~~

~~(1) *Criteria.* Comprehensive sign programs shall only apply to commercial properties within redevelopment project areas, or to projects within planned area development zoning designations, approved by the planning and zoning commission and city council, and shall be prepared and reviewed concurrently with the planned area development documentation, or as a separate site plan amendment application for existing commercial centers.~~

~~a. Any request for approval of the comprehensive sign program shall be submitted on forms provided by the city. Such application shall be submitted to the city manager or designee and acted upon by the planning and zoning commission in accordance with this section 113-195 of this chapter.~~

~~b. The comprehensive sign program shall not be applied to freeway monument signs.~~

~~c. Compatibility. The comprehensive sign program shall promote compatibility for all signs within a specific development. Architectural theme, materials and color should compliment the overall character.~~

~~(2) *Size and height.* Signs proposed under the comprehensive sign program shall be no larger than the maximum of 50 percent of the standards. The maximum height for freestanding signs is 15 feet with a maximum aggregate area of 160 square feet.~~

~~(3) *Offsite signs.* Projects, which have an approved commercial subdivision or final plat, may have offsite signage. The signs may be placed on parcels where an existing master site plan or residential development has been established.~~

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(4) *Placement.* Signs proposed under the comprehensive sign program shall be placed appropriately in areas visible and readable. Review of location is considered by traffic movement of surrounding streets, traffic volumes and access points, AASHTO and engineering standards, visibility triangles, sign orientation and topographic features.

Secs. 113-196—113-215. - Reserved.

ARTICLE IX. - SIGN WALKER

Sec. 113-216. - Regulations.

Regulations regarding sign walkers, as defined in this chapter, are designed to reduce potential traffic hazards.

(1) *Locations.* Sign walkers are only permitted in C-3, BP, I-1, I-2 and I-3 zoning districts. The sign walkers must operate only within the public right-of-way, exclusive of any paved street area or any landscaped area.

(2) *Hours of operation.* Sign walkers are limited to the following hours of operation: 9:00 a.m. to 3:00 p.m., Sunday through Saturday.

(3) *Permit required.* Sign walkers are required to obtain a permit.

(4) *Size of signs.* Sign walker signs are limited to four square feet.

(5) *Additional restrictions.* Sign walkers may not twirl, spin, throw into the air or cause to flash their portable signage.

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The following is a summary of comments received regarding the 1st draft of the proposed sign code, specific to the topics of discussion scheduled for the July 6, 2017 Planning Commission meeting:

- Section 113-07.D.1.a Unframed Signs: Considerable discussion regarding the limitations imposed by the single-rectangle method for measuring sign area.

  - ✓ Staff is amenable to utilizing a methodology that will allow for greater creativity. This may include a "multiple-rectangle" or "multiple-geometry" methodology, provided said methodology does not adversely affect permit review times due to complicated calculation regimes. Other methodologies might include provisions for "ascenders" and "descenders" that do not contribute to the overall sign copy area, and bonuses for texture and relief as opposed to flat-surface signage.

- Section 113-08.B.1 Building Wall Signs:

  - Concerns that said section does not allow for multi-tenant single-story applications.

    - ✓ Staff is amenable to removing the two-story limitation for multi-tenant buildings.

  - Concerns that said section does not allow for adequate signage for multiple users under a single roof e.g. tax service or coffee vendor located in a supermarket.

    - ✓ The current language relating to wall signs allows 1 square foot of sign area per 1 linear foot of primary elevation, with a provision for an additional 0.5 square foot of wall sign area per linear foot of secondary elevation. The proposed language provides for 1.5 square feet of wall sign area per linear foot of elevation, regardless of which elevation or the elevation's orientation to the street or parking lot (provided that wall signs in proximity of residential are not illuminated after 10:00 PM). This is a considerable increase in the amount of allowed signage and it would the responsibility of the building owner to allocate signage to meet their business needs.

  - Concerns over whether there is a compelling governmental interest in regulating wall signs.

    - ✓ It is common for jurisdiction to regulate building signage. To not regulate building signage would create an environment where any wall sign would be permitted regardless of size, location or type. Staff believes that since the proposed code does not attempt to regulate other than time, place and manner, the City has not exceeded its authority. Further, the proposed language provides for a reasonable amount of building signage and includes allowances for additional wall signage in certain circumstances such as buildings in excess of five stories or that are more than 600 feet from the street.

- Section 113-08.B.6 Hanging Signs: Concerns that propose language would inadvertently restrict overhead clearance signs associated with drive-through facilities such as car washes and fast food restaurants.

  - ✓ Staff is amenable to including language to clarify that vehicular overhead safety clearance signs would be exempt provided the sign included no advertising copy. This could include a new definition for such signs together with language in this section to clarify the exemption.

- Section 113-08.B.7 Window Signs: Question as to whether there is a compelling governmental interest in regulating window signs especially if windows may be completely covered by sun screen.

  - ✓ The current sign code language distinguishes between temporary window signs and permanent window signs, and allows that temporary window signs may occupy not more than 25% of the window area, while permanent window signs may occupy not more than 15% of the window area. Staff's intent with the new language was to remove the distinction between permanent and temporary window signs and to combine the sign area allowed at 40%. Staff believes there is a compelling government interest in regulating these types of signs on the basis of community aesthetics. Further, the principles of Crime Prevention Through Environmental Design (CPTED) suggest that window signs impede the ability of law enforcement being able to see into a building; however, this may seem counter-intuitive given there is no requirement to provide windows in commercial buildings and the fact that in a hot environment, sun screens are common.

- Section 113-08.C.1 Class I and Class II Monument Signs: Two comments received:

  - Section 113-08.C.1.c limits the sign area to 24 square feet, which according to the International Sign Association is too small. The ISA recommends not less than 32 square feet, but prefers 40 square feet.

    - ✓ Staff will explore this option in greater detail.

  - One comment expressing concerns over the audibility of menu boards in proximity to residential uses.

    - ✓ Section 113-08.C.1.d requires that a Class I Monument Sign not be audible from any residential use, hotel, or patient room overnight medical facility; however, staff will explore alternatives to a greater extent.

- Section 113-08.C.3 Class IV Monument Signs:
  - An observation that this type of sign may serve as a surrogate to the temporary A-Frame signs that many businesses rely upon to generate business.
    - ✓ Staff agrees with this observation.
  - Concerns over whether or not there is a compelling government interest in regulating directional signs.
    - ✓ Sign codes commonly and historically address directional signs; however, jurisdictions may no longer regulate based on content. The proposed code language provides an opportunity for directional signage through the use of a Class IV Monument Sign. Staff believes that since the proposed code does not attempt to regulate other than time, place and manner, the City has not exceeded its authority.
- Section 113-08.C.4 Class V Monument Signs: Four specific concerns/comments were raised with regard to this type of sign.
  - Allow for placement of this type of sign in the PUE if the applicant signs a waiver acknowledging their responsibility to resolve utility conflicts;
    - ✓ Staff is willing to explore this option provided a minimum distance from the back of walk is maintained for CPTED purposes.
  - Allow for additional sign height for architectural embellishments if no sign copy included in the additional height;
    - ✓ Staff is willing to explore this option.
  - Omit the minimum width requirement of the sign to encourage more architectural interest.
    - ✓ Staff is willing to explore this option.
  - Require that vegetation be trimmed up so that the sign is visible;
    - ✓ Staff is amenable to including a provision requiring shrubs and ground covers in proximity of the sign to be trimmed up in order to ensure the sign area and address are visible.
- Section 113-08.C.5 Class VI Monument Signs: In addition to the three issues identified with Class V Monument Signs, three other concerns were raised with regard to this sign type:

- If the locations are tied to driveways only, an unintended consequence could be for additional sign clutter;

  - ✓ Staff agrees with this observation. One alternative might be to tie the location to a specific separation distance from other Class V signs.

- If the sign is too tall, the street tree canopy may block the view of the sign from the street;

  - ✓ Staff agrees with this observation; however, this condition will be difficult to mitigate in that if the maximum sign height is reduced, less sign area will be available for advertising. Further, to remove the tree canopy runs against the city's stated desire to create walkable streets, in which a tree canopy plays a significant role. One possible mitigation methodology might be to establish sight visibility lines, provided that the tree canopy is maintained.

- Include an allowance for monument signs adjacent to freeways if tied to the height of the freeway paving surface;

  - ✓ This is essentially a Freeway Monument Sign. As currently proposed, this type of sign would not be allowed except as already approved through an existing Comprehensive Sign Program. Further, since Freeway Monument Signs were not included in the list of prohibitions, an applicant could file for a Comprehensive Sign Program where the situation warranted. An alternative might be to include specific language in the draft code that would articulate where and how such signs might be erected.

➢ Section 113-08.C.6 Roadway Arch Signs: Several comments that this type of sign is an interesting addition.

  - ✓ No changes proposed.

  - ✓ If this section remains, staff will ensure that "abandoned" is clearly defined. This may include clarifications on words such as "occupied" and "vacant".

- In Section 113-15.B.1.b, a concern was raised with respect to the 10-year requirement to remove a nonconforming sign in that while 10-years may be ample time to amortize the initial investment, signs also provide business recognition, which may be inhibited with the erection of a new sign.

  - ✓ While the 10-year timeframe may seem short, the intent of including such language is to remedy nonconforming uses including signs. Further, there are very few instances where a currently existing sign would need to be removed 10 years after the adoption of this Code. In addition, this section, as proposed, provides for an appeal process in which the timeframe may be extended.

- One person expressed an opinion that Section 113-15.B should either deleted in its entirety of modified to more closely reflect the language pertaining to nonconforming uses in the SUDC.

  - ✓ Staff is willing to explore this option.

- Section 113-16 Enforcement: Several issues were raised with respect to enforcement:

  - Concern that in Section 113-16.A, the possibility of being charged criminally for a sign violation seemed overbearing.

    - ✓ This provision was included in order to allow Code Enforcement staff the ability to seek criminal charges for egregious violations.

  - Concerns that proposed code language does not afford opportunity for appeal of sign violations.

    - ✓ In the event of an alleged sign code or zoning code violation, City's Code Enforcement staff will seek voluntary compliance. This may be done through a conversation with the alleged offender and followed up with the issuance of a Notice of Violation. The entity receiving the Notice of Violation is given an opportunity to correct the violation; however, if the violation is not remedied, staff will issue an Order to Comply. If the alleged offender believes the notice and/or order to be issued in error, that entity has the right to challenge the matter in city court.

  - Concerns that automatic discarding of signs after 5 business days may constitute a taking.

    - ✓ The proposed enforcement language allows the City to remove temporary signs in certain circumstances. The intent of the 5-day provision is to allow the owner of the sign a reasonable opportunity in which to retrieve said sign.

- General comments:

  - Concerns that the economic benefit of signs are not being taken into consideration with the proposed code language.

    - ✓ Staff recognizes the economic benefit of signs and has attempted to write the proposed language in a manner that allows a reasonable level of signage while addressing issues regarding community aesthetics.

  - Concerns that the proposed code does not address sign walkers.

- ✓ Sign walkers are address in Section 113-08.A.9 of the proposed code. State statute limits the authority local jurisdictions have over sign walkers and there has been a considerable case law on the subject. The propose language is consistent with the limitations placed on jurisdictions by state statute and applicable case law.

- o Concerns that the proposed code does not address political signs.

  - ✓ State statute limits the amount of authority local jurisdictions have over political signage. Shortly after the Reed decision was rendered, the City Council approved a Text Amendment removing all references to political signs from the existing code. The proposed code is also silent with respect to political signage.

- o A provision for a minimum allowance for sign area.

  - ✓ Staff is willing to explore this option.

Robert Kuhfuss

From: JoAnna Mankiewicz <jodiemank@gmail.com>
Sent: Monday, March 13, 2017 8:37 PM
To: Robert Kuhfuss
Cc: Lloyd Abrams; Joshua Mike
Subject: Signage meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Rob,

It was nice to meet you last Wednesday at the library, and I thought that it was a good meeting, with great participation.

I know this is an extreme point of view, but I need to say it anyway. I don't like signs, period. They're usually tacky, and take away from the timeless design of a city or town, unless you are in Times Square in New York, or on the Vegas Strip, and of course, those are two places of extreme signage.

With that said, I would like to see Surprise be a real 21st Century city. If you see a classic European country village, there are few signs. If you see an artist's rendering of a futuristic city, there are NO signs, because of course all people in the future are telepathic and they know where all the burger joints are. Is that "food for thought"? But seriously, many important parts of our City are still a blank canvas, and we need someone like a city architect to supervise and advise on the design and placement. I don't have anything against logos on buildings, provided they meet a creative design code. My reasoning is as follows: How many of us really dislike commercials on TV? We will get up and do something else, fast-forward the recording, change channels, or mute it when playing, but try to ignore it in the end. I fear this is the end result of having a code that allows a lot of signs, provided they all minimally meet that code. People will drive through Surprise without looking.

My father worked in New York as a film editor, and did a lot of work in commercials, and he's the first one to say that the majority of commercials have few redeeming qualities, and are annoying to most viewers. I am not a snob, but I think there's got to be a better way, and I would know it if I heard it. What was presented at the meeting was a lot of the same-old, same-old. I would hope that we would do something better.

On another note, the Country Inn & Suites, although I feel bad for them, have a horrible location for a hotel, and again reflects poor planning. I realize the owners make these decisions without regard to the bigger picture. That's their own fault. I don't think theirs is a City signage issue as much as an ADOT issue, as they are located on a state highway, not a City street.

Again, I appreciate your efforts and those of your staff, and I hope to attend some additional meetings in the coming months.

Very truly yours
JoAnna Mankiewicz

Timeless Design

Renderings show an urban downtown that Surprise General Plan 2035 envisions for the future with improved transportation and connections between neighborhoods. Rendering Credit: City of Surprise (Arizona Builders Exchange - 2013 Re Surprise General Plan)
http://azbex.com/new-general-plan-approved-by-surprise-voters/

From:	Webmaster
To:	Robert Kuhfuss
Subject:	New Sign Code Public Comment
Date:	Monday, March 20, 2017 3:57:02 PM

A New Sign Code Public Comment as Been Received!

The comment:
Good Afternoon,

I'm sorry that I am not able to attend any of the future meetings concerning the new sign code in the city of Surprise. I am concerned with one aspect of the new sign code, that I think warrants a comment here however. The right to use an A frame sign should continue in my business/professional opinion. I see A frame signs everywhere across Arizona as well as places that would be considered much more intrusive to business rights and liberties like California and many places on the east coast. Beach towns, ritzy towns, upscale, downscale, everywhere I go, A frames are used to solicit business for business owners. They are not downscale. When presented properly they can be portrayed as being rather glamorous! I was putting balloons on mine which I think cheered people up. Why would balloons be illegal? I remember an event where the city released thousands of balloons into the sky. I'm not releasing them after. Why? No one I asked so far, thinks that balloons and a frame signage should be illegal. Please rethink these revisions. Please don't hesitate to have me answer any questions you might have.

Thank you in Advance,

William M. Bucur D.C.
GreenwayCotton Chiropractic
Prasada MarketPlace

was received on 03/20/2017 at 06:56 pm

Thank you,
Webmaster

From: Hans Koppenhoefer
To: Robert Kuhfuss
Subject: Signs - Comprehensive Sign Program
Date: Wednesday, April 22, 2015 1:49:53 PM
Attachments: CCF04222015_0001.pdf

Rob – Hope you're doing well. We worked together on various projects before you came to Surprise when I was at Pulte Homes. Glad to see that you've become a part of the Surprise team.

I've been following the process that you've been making on the sign ordinance and hope to offer some feedback on its impact to PADs in Surprise. This perspective is through the eyes of a master planned developer as it pertains to the current "Comprehensive Sign Program" (Article VIII).

First, I think the allowance of a Comprehensive Sign Program is a great tool that the City has in its code. I only had two suggestions that the City may consider in updating the verbiage.

1. Should only commercial PADs be allowed to have a comprehensive sign program after the initial zoning?
    a. While working on large master planned community projects in the past it has always been challenging to get directional signage to the master planned community. Based upon what I understand in the current code, only a commercial project is provided an opportunity for a comprehensive sign program. Non-commercial projects signage must be submitted with the initial PAD. In other words, there does not appear to be a comprehensive sign program option for a non-commercial PAD after initial approval.
    b. Timing challenge - The timing of a sign program as part of a master planned community is normally considered concurrent with the construction of the 1st phase of the master planned community. This could be many years after the initial PAD application.
    c. Suggest that verbiage be added to the Code to allow for PADs (commercial, residential or mixed-use) to process a Comprehensive Sign Program application after the initial PAD.

2. Should offsite signage only be limited to an "existing master site plan" or where "residential development has been established"?
    a. It is great that offsite signs are permitted but don't believe that those off-site signs should only be limited to projects that have an existing master site plan or residential development. Since all signs must be on private property should it matter if the property is entitled or improved?
    b. Suggest that the property owner's permission and City approval are only required approvals for an off-site sign (as part of a comprehensive sign program).

I've redlined the current code per the above suggestions and have attached a pdf. Thank you in advance for your consideration. I look forward to catching up with you sometime in the near future. Best regards -

Hans Koppenhoefer
Director of Land Operations
Courtland Homes, Inc.
4160 W. Kitty Hawk
Chandler, Arizona 85226
Phone: 480.893.7515
Cell: 602.885.1634

WeMAR
West Maricopa Association of REALTORS®

Dear Robert,

Thank you for the opportunity to participate in the March 22, 2017 public meeting and review of the proposed Surprise Sign Ordinance.

WeMAR appreciates the work that has gone into amending the sign ordinance and continues. It is our hope the remarks below will be of help and value as you and your staff go forward.

We were struck with surprise when we read pages 5&6. These two pages seem overly aggressive in their position that signs are undesirable and have only negative impacts. We believe signs are more properly treated as free speech, rather than land use, since they are a form of communication.

We are concerned that while sign walkers and political signs are not addressed by the proposed ordinance because of state laws, there may overlap in court interpretation, particularly the ability for the city to differentiate between commercial speech and political speech without discriminating based on content and/or speaker, and the posting of signs in the public right of way.

In general, we are concerned that permits are required for all signs. Since signs are a form of speech, this amounts to permitted speech which has been struck down by the courts.

Signs are still the most cost effective and least expensive method for businesses to advertise the goods and services they provide, as well as their location. Property owners wishing to sell personal or real property depend on signs to advertise the sale, and guide those interested to the property.

Individuals who start a business place their finances, savings, homes, assets and their family's future at stake. These individuals believe they can provide a product or service the market is interested in and willing to pay for, these businesses will fail if no one knows what they do, where they are or who they are. As an economic development issue and a free speech issue, this is of concern.

Property owners attempting to sell or lease their property will experience difficulty and time delays if they are limited to inadequate signage. Some properties will require very few signs to guide potential customers, other properties will require several signs. Inadequate signage frustrates real estate agents, property owners, neighbors and potential buyers. We suggest adequate signage for the task be the guide. For residents attempting garage sales, open houses or estate sales, inadequate signage will mean they are unable to conduct a successful sale.

9001 West Union Hills Drive, #8 | Peoria, Arizona 85382

Phone 623.931.9294 | Fax 623.931.1008 | www.wemar.org

REALTOR®

As to the question of temporary sign glut along main streets, Justice Alito suggested limiting the number of signs displayed by defining a particular number of signs allowed within a particular number of miles or feet. These limitations would need to be appropriate to the location of the property and street access. For example, a two-lane rural street may find adequate signage at a particular number of signs per ¼ or ½ mile. A busy suburban street may find adequate signage at a particular number of signs per feet of roadway or front footage.

Several small business owners and Ginger Zilk (branch manager at West USA Realty) spoke to A-frame signs outside their business on Bell Rd bringing in customers. One small business owner said he experienced 4-6 customers/day coming in from his A-frame sign at the driveway entrance to the shopping center he is located in. The small business owner of a Gelato shop stated her concerns that not having her one A-frame sign would have an adverse effect on her business. Both small business owners voiced concern that inadequate signage and an inability to post an A-Frame sign will mean they will be forced to close their businesses before the end of the year.

Ginger stated her office recorded 57 walk-ins' in 2016. People who found West USA Realty from driving by and seeing the A-frame sign at their entrance. That doesn't count members of the public who came by to get more information about Surprise, but did not purchase. Several real estate agents saw the A-frame sign, chose to drop in and eventually work, at West USA Realty in Surprise as well. West USA estimates each house they sell contributes $46,000 to Surprise in ancillary business (escrow, inspectors, appraisers, other services). That amounts to $2,622,000.00 in ancillary business and does not include the economic impact after escrow closes to area businesses and property taxes.

While West USA Realty is a large brokerage, each real estate agent is an independent contractor. They are the smallest of small business. Inadequate signage does not allow agents to advertise properties for lease or sale, and limits their ability to direct potential buyers or tenants to the property. This will restrict the ability of licensed real estate agents to conduct their business and serve their clients.

Studies from USD (University of San Diego) and the University of Cincinnati have shown adequate signage is a significant component of business success, no matter how big the business. They found a strong correlation between number of signs and sales increases, as well as transaction amount increases.

A small A-frame directional sign contributes 10% to weekly sales. The addition of one building sign contributed an increase of 4.75% to sales. For $500,000 of income, that translates to about a $23,750 increased. Increased income adds to the amount of sales tax the city receives. The USD study found 68% of customers used signs to find the business and were frustrated when they could not find a business because of inadequate signage. Surprise has several businesses located in retail, medical or industrial complexes with limited signage to the street and passersby.

We question the compelling government interest of limiting building signage, particularly on buildings facing more than one street or buildings that are part of an office/industrial complex. Building signage and directional signage should be adequate so as to allow patrons to easily identify the building and direction of travel they must follow to arrive safely and in a timely manner to their destination. We question the compelling government interest in limiting directional signage inside commercial and residential development.

In the public meeting, we asked why the difference between flagpole sizes for residential private parties versus residential model homes. On the surface this appears to discriminate based on the speaker. We were told it is a safety issue based on size of the lot and the fall arc of the flagpole. We suggest this restriction be articulated based on the safety issue, not the person.

We discussed the legibility and visibility of signs and the need for public safety reasons, as well as business reasons, to establish **minimum** sign sizes based on science of the visual arc, legibility and visibility. Busy streets with several lanes will need larger signs than small streets with little traffic.

In the proposal, temporary signs must all have the name and contact information of the person placing the sign. We suggested this statement be amended to read "person or entity" since the Designated Broker (DB) or Managing Broker is the responsible party in supervision of all real estate agents, and the broker is in the best position to make sure the offending sign is taken care of quickly.

Arizona State law already requires real estate brokerage signs on property listed for sale or lease, display the brokerage name and contact information. Requiring the agent name and contact number may not be possible with the limited sign space allocated by the proposed sign ordinance. An additional concern is that sign riders will not be possible under this code. Sign riders alert potential buyers not only of amenities, but legally required notifications such as agent owned property.

In the proposed ordinance, banner signs are limited to commercial districts only. We asked that this be amended to allow banner signs in residential areas as well. Frequently property owners will post a "New Baby", "Welcome Home" to the Military (or other family member), "Just Married", or some other personal message for a short period of time. We question the compelling government interest in limiting this speech. Personal property rights and free speech rights may be abridged with the proposed limitation.

In the meeting, we expressed concern and asked for clarification on Building Mounted Signs, item #1. We are concerned that businesses with more than one business under one roof will not have adequate signage. Example: Grocery store with a bank and a Starbucks, or a real estate brokerage with a title company or lender.

We are likewise concerned for the limit of window (40%) allowed for window signs. The window is part of the building the business either leases or owns. Many businesses express specials or product to the public with window signs. We question the compelling government interest in regulating this. Because sunscreens are allowed 100% of window space, the 40% limit appears to be arbitrary.

In Section 113-09 (Sign Illumination) we are concerned that limited visibility of the sign at night will create a public safety hazard and injure businesses who are unable to have visible and legible signage at night. The term "environmentally sensitive areas" is a legally specific term. It is our understanding from City comments at the meeting, that the City of Surprise has no legally recognized "environmentally sensitive areas" and therefore this term may be used in an arbitrary fashion.

We expressed our concerns on the Comprehensive Sign Program (CSP). The criteria specify the sign must be "appropriate to the character of the community". We are concerned this is an arbitrary measure. We are further concerned by item D and ask: How will the CSP measure and demonstrate a sign represents a "measurable improvement" to the community, is "appropriate to the character of the development", and that it is "appropriate to the neighborhood"? This appears to be an arbitrary measure and most likely will be determined by content or identity of the speaker.

The limitations for Non-Conforming signs is of concern to us as well. The methodology suggested is amortization. Signs are an expression of the business' identity and branding. Frequently customers will recognize a shape and color before reading the sign. Some signs have no words at all (example: McDonald's).

Signs are a business owner's expression of their business character and identity. The business "good will" that is part of the sign value, is in addition to the amortization and depreciation of the physical sign structure and frequently adds to the value of the business. We are concerned this proposal will essentially be a government taking without compensation and therefore unconstitutional. We further question the narrow government interest and constitutionality in mandating a business change their branding identity.

We are concerned the term "abandonment" of a sign is not defined and therefore subject to arbitrary determination. We are concerned the 90-day limit is unreasonable under special circumstances such as estate sale, bankruptcy, owner health issues, complicated and prolongated business sale or other circumstances in which a sign and business are not abandoned, but rather caught up in a process of property transfer outside their control.

Causing a well-recognized sign to be taken down would immediately devalue the business and the property it is located on, causing harm to the ownership interest. This could be argued as an unconstitutional government taking.

We are concerned about the enforcement provision. Charging a business owner who violates the sign ordinance with a criminal violation, punishable by jail, seems overly zealous and increases the risk of opening a business in Surprise. We ask the enforcement provision be much less injurious to the business owner and more appropriate to the nature of the violation.

We are further concerned with the apparent lack of due process afforded accused sign ordinance offenders. Nowhere in section 113-16 is a mechanism provided in which the accused sign owner may protest the notice of violation or protest the fine involved. The only method open to the sign owner is suing the City in court.

The automatic discarding of the City removed sign within 5 business days does not appear to give the sign owner adequate time to receive due process. The short time period does not allow adequate time for court proceedings, and therefore appears to be a government taking of property without compensation.

We hope you find these comments helpful. Thank you for the opportunity to provide input on the proposed sign ordinance.

Sincerely,

Liz Recchia
West Maricopa Association of REALTORS®
Government Affairs Director
April 6, 2017

SURPRISE
ARIZONA

FS15-311 Sign Code Update:

Wall Signs and Freestanding Signs

Planning and Zoning Commission

July 6, 2017

Progress to-date

- P&Z Commission discussion item April 16, 2015
- City Council work session April 21, 2015
- Research, imagery collection
- U.S. Supreme Court decision on Reed v. Town of Gilbert
- Workshops regarding Reed v. Town of Gilbert
- City Council discussion September 1, 2015
- Preparation of draft language
- City Council Discussion – March 7, 2017
- Four outreach meetings March 8 through 29, 2017
- EMC Demonstration – March 14, 2017
- P&Z Discussion – April 20, 2017
- **P&Z Discussion – July 6, 2017**

Next Steps (tentative)

- **P&Z Work Session July 20, 2017**
  - Billboards
  - Freeway Signs
  - Electronic Messaging
- **P&Z Work Session August 3, 2017**
  - Temporary Signs
- **P&Z Work Session September 7, 2017**
  - Open Discussion
  - Summary of Revisions

Next Steps (tentative)

- P&Z Hearing October 5, 2017
- City Council Work Session November 7, 2017
- City Council Hearing December 5, 2017

Topics of Discussion

- Methods of Measurement
- Wall Signs
- Freestanding Signs

Topics of Discussion

- **Methods of Measurement**
  - Single Rectangle Method
  - Multiple Geometry Method
  - Multiple Rectangle Method
- **Wall Signs**
  - Area Ratio
  - Additional Area Allowance based on Distance
  - Additional Sign Allowance for Tall Buildings
  - Blade Signs
  - Window Signs
- **Freestanding Signs**
  - Monument Sign vs. Pole Sign
  - Class I and Class II Monument Signs
  - Class III and Class IV Monument Signs
  - Class V and Class VI Monument Signs
  - Roadway Arch Signs
  - Subdivision Perimeter Wall Signs

Methods of Measurement

Methods of Measurement

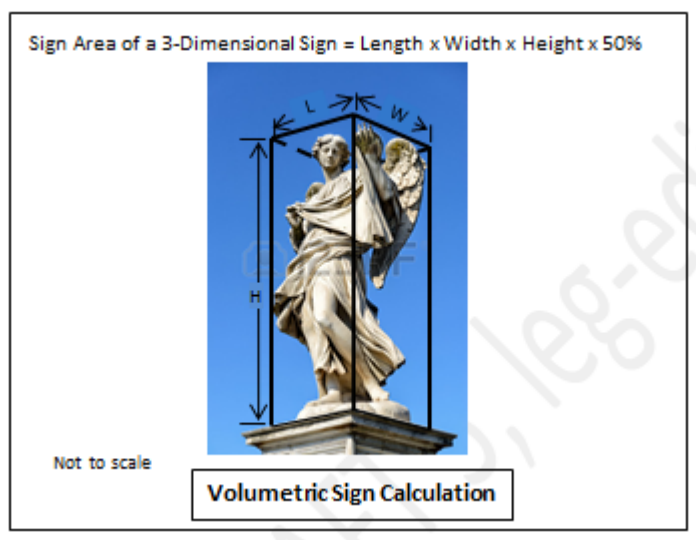
Section 113-05 – Definitions

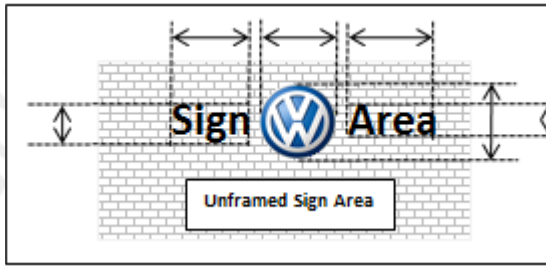
Sign, area: The smallest rectangular area or areas of a 2-dimensional *sign* which can enclose all of the *sign copy*, or in the case of a 3-dimensional *sign*, 50% of the volume of the smallest cuboid which can enclose the *sign*.

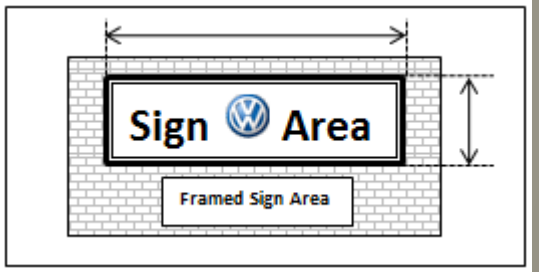
Methods of Measurement

Section 113-07 – General Provisions

Methods of measurement





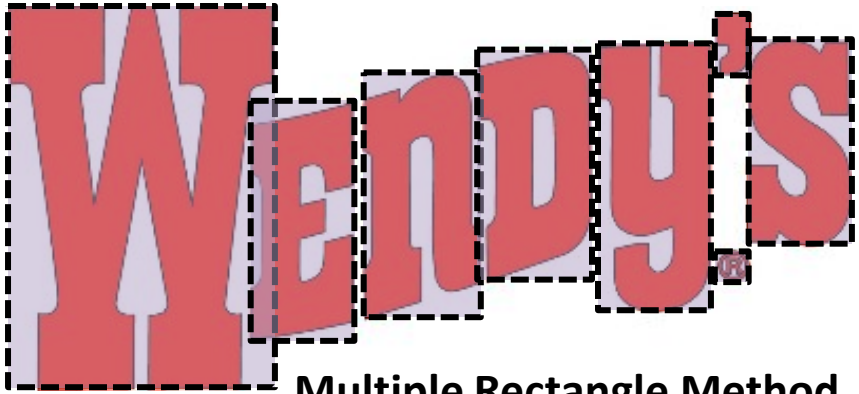


Methods of Measurement

Scenario:

- Wendy's Restaurant
- Proposed Wall Sign
- 6 Square Feet of Sign Area Allowed

Single Rectangle Method



Multiple Rectangle Method

Scenario:

Methods of Measurement

- Wendy's Restaurant
- Proposed Wall Sign
- 6 Square Feet of Sign Area Allowed

Different methodology results in larger sign but same Sign Area

Methods of Measurement

Other methodologies:

- Multiple Geometry Method

"For a wall sign comprised of individual letters, figures or elements on a wall or similar surface of the building or structure, the area and dimensions of the sign shall encompass a regular geometric shape (rectangle, circle, trapezoid, triangle, etc.), or a combination of regular geometric shapes, which form, or approximate, the perimeter of all elements in the display, the frame, and any applied background that is not part of the architecture of the building. When separate elements are organized to form a single sign, but are separated by open space, the sign area and dimensions shall be calculated by determining the geometric form, or combination of forms, which comprises all of the display areas, including the space between different elements. Minor appendages to a particular regular shape, as determined by the Zoning Enforcement Officer or Planning Commission, shall not be included in the total area of a sign."

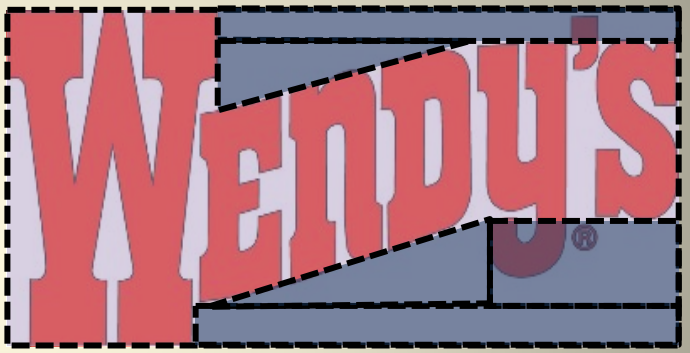
Source: *A Framework for On-Premise Sign Regulation*. 2009. Weinstein & Hart

Methods of Measurement

Scenario:

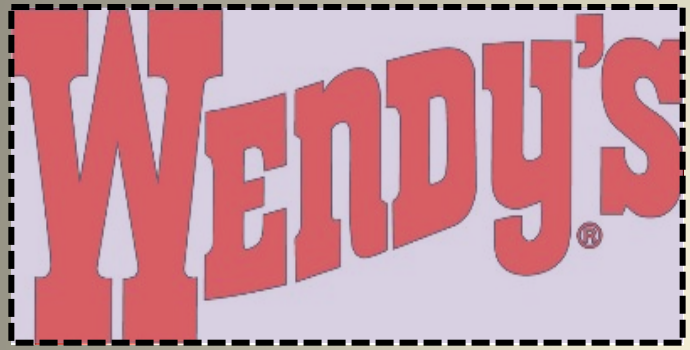
- Wendy's Restaurant
- Proposed Wall Sign
- 6 Square Feet of Sign Area Allowed

Multiple Geometry Method

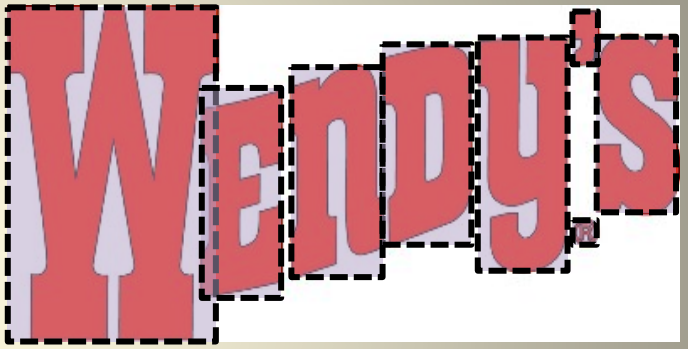


Methods of Measurement

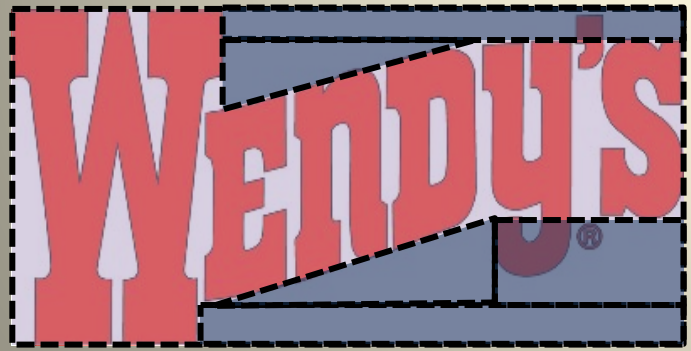
Single Geometry Method = 6 SF



Multiple Rectangle Method = 4 SF



Multiple Geometry Method = 4 SF

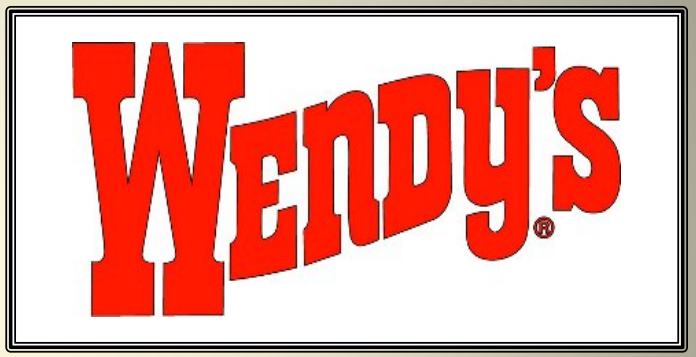


Methods of Measurement

Scenario:

- Wendy's Restaurant
- Proposed Wall Sign
- 6 Square Feet of Sign Area Allowed

Single Rectangle Method



Framed sign would still be evaluated using Single Rectangle Method

Methods of Measurement

- **Jurisdictional Comparison**

Jurisdiction	Sign Area Measurement Methodology
Peoria (draft)	Multiple Rectangle Method
Glendale	Multiple Rectangle Method
Phoenix (draft)	Multiple Geometry Method
Maricopa County	Multiple Geometry Method

Methods of Measurement

DISCUSSION

Options:

- Single-rectangle method
- Multiple-geometry method
- Multiple-rectangle method

Other issues or concerns?

Wall Sign Area Ratio

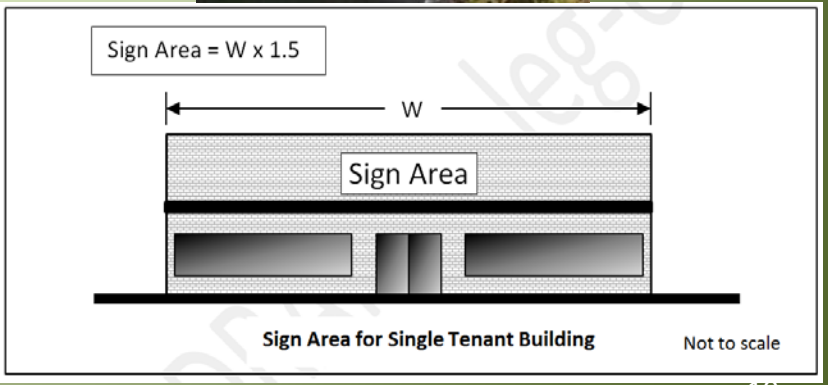
Wall Sign Area Ratio

Section 113-08 – Sign Classifications and Types

B – Building-Mounted Signs

1 – Building Wall Signs

- Allowed on any elevation of any primary use building regardless of orientation to the street or parking lot
- Single-tenant sign area is 1.5 square feet per 1 linear foot of elevation on which the sign is mounted
- Width of sign not to exceed 80% of width of building



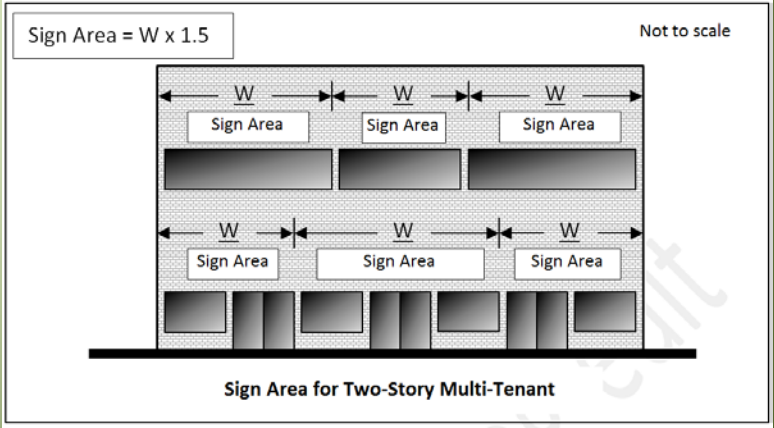
Wall Sign Area Ratio

Section 113-08 – Sign Classifications and Types

B – Building-Mounted Signs

1 – Building Wall Signs

- Allowed on any elevation of any primary use building regardless of orientation to the street or parking lot
- Multi-tenant sign area is 1.5 square feet per 1 linear foot of leased tenant frontage
- Width of sign not to exceed 80% of width of leased tenant space



Sign Area for Two-Story Multi-Tenant

Wall Sign Area Ratio

Wall Sign Area Ratio

Wall Sign Area Ratio

➢ Jurisdictional Comparison

Jurisdiction	Wall Sign Area Ratio
Peoria (draft)	2 SF per LF of business frontage with cap ranging between 120 SF and 400 SF depending upon footprint of business.
Glendale	R-O and C-O capped at 24 SF. G-O capped at 48 SF. C-O and G-O capped at 100 SF for buildings >10,000 SF if located on street with 300 LF of frontage and cannot be seen from residential districts. Capped at 40 SF per tenant elevation. Major Medical 1 SF per LF of elevation, capped at 600 SF. Hospital emergency facilities may have 2 signs at 30 sf.
Phoenix (draft)	Either 1 SF or 1.5 SF per LF of elevation depending on footprint of building. Capped at between 40 SF and 150 SF depending on building footprint.
Maricopa County	15% of the face plane of the building.
Buckeye	Varies from 0.25 to 1.5 SF per LF of elevation depending on use.

Wall Sign Area Ratio

DISCUSSION

Options:

- Keep wall sign area ratio of 1.5 square feet per 1 linear foot of building elevation.
- Reduce or increase wall sign area ratio.
- Distinguish between single-tenant and multi-tenant users.

Other issues or concerns?

Increase in Wall Sign Area Based on Distance from Road

Increase in Wall Sign Area Based on Distance from Road

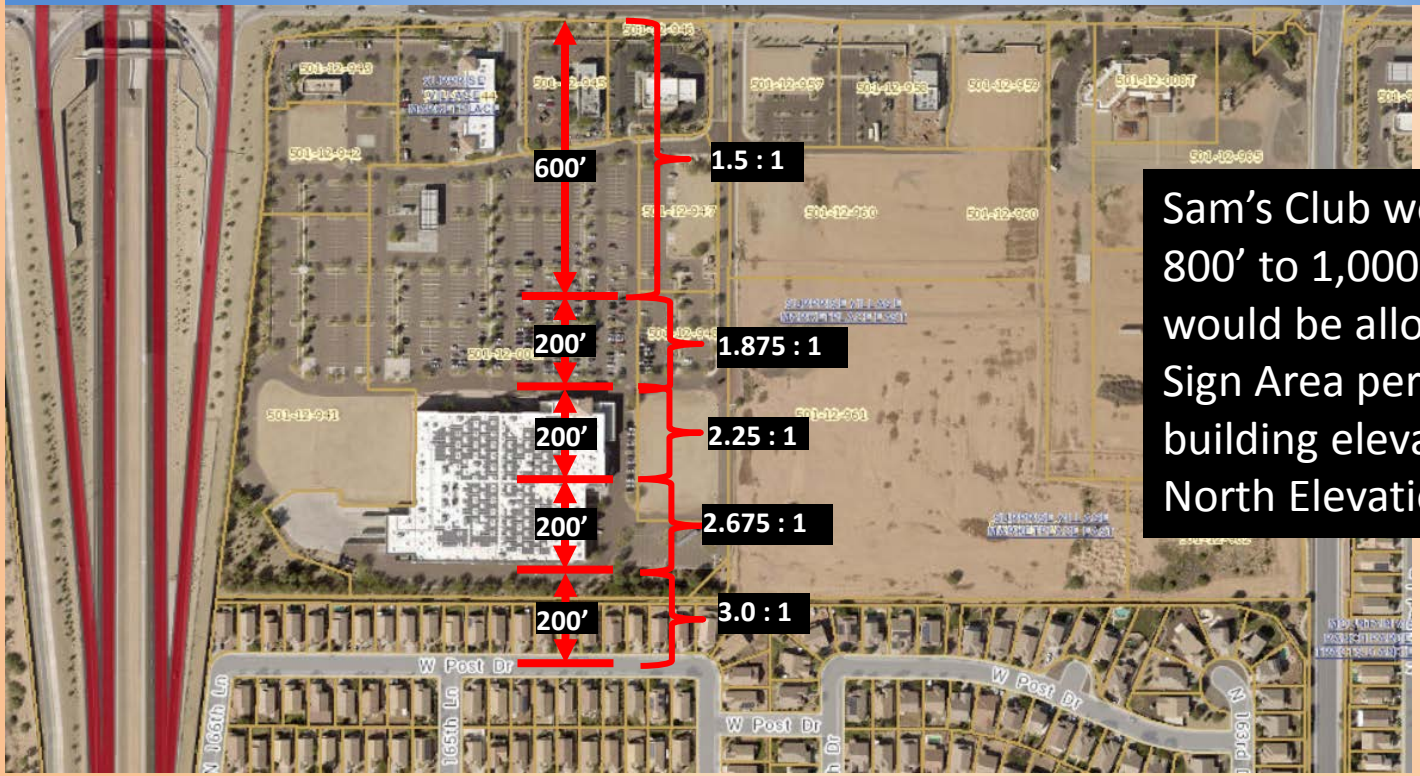
Section 113-08 – Sign Classifications and Types

B – Building-Mounted Signs

1 – Building Wall Signs

- Sign area may increase by 25% when building is setback 600’ from public right-of-way
- May increase an additional 25% for each additional 200’ of setback up to maximum of 100%
- Provided sign does not otherwise violate other provisions of the sign code

Increase in Wall Sign Area Based on Distance from Road



Sam’s Club would fall into the 800’ to 1,000’ category and would be allowed 2.25 SF of Sign Area per linear foot of building elevation on the North Elevation.

Increase in Wall Sign Area Based on Distance from Road

➢ Jurisdictional Comparison

Jurisdiction	Additional Wall Sign Area Allowance Based on Distance from Road
Peoria (draft)	Not specified
Glendale	Not specified
Phoenix (draft)	Not specified
Maricopa County	Not specified
Buckeye	Allowed sign area may be doubled if the building is setback at least 300’ from public right-of-way

Increase in Wall Sign Area Based on Distance from Road

DISCUSSION

Options:

- Keep current language relating to wall sign area increase relative to distance from road.
- Reduce or increase distance and/or area criteria
- Delete language altogether.

Other issues or concerns?

Additional Wall Sign for Buildings Greater than 5-Stories

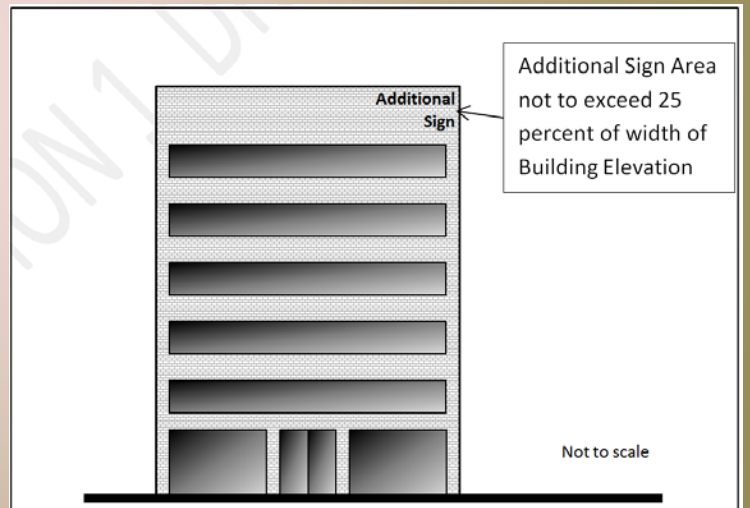
Additional Wall Sign for Buildings Greater than 5-Stories

Section 113-08 – Sign Classifications and Types

B – Building-Mounted Signs

1 – Building Wall Signs

- Allowed on any elevation of any primary use building regardless of orientation to the street or parking lot
- Multi-story building 5-stories or more get 1 additional sign near the top of the building
- Sign area not exceeding 25% of the width of the building
- Not allowed on elevation shaft or equipment screening



Additional Sign for Multi-Story Building greater than 5 Stories

Additional Wall Sign for Buildings Greater than 5-Stories

- **Jurisdictional Comparison**

Jurisdiction	Additional Wall Sign Area Allowance for Buildings Greater than 5 Stories
Peoria (draft)	Current code requires that wall sign located on buildings greater than 3 stories be located on the upper 25% of the wall. Draft code is silent.
Glendale	Wall sign erected above 56’ must be placed in the upper 10% of the wall and not exceed 80% of the width of the wall.
Phoenix (draft)	Not specified
Maricopa County	Not specified
Buckeye	Not specified

Additional Wall Sign for Buildings Greater than 5-Stories

DISCUSSION

Options:

- Keep current language relating to additional wall sign for buildings greater than 5 stories.
- Reduce or increase number of stories when building qualifies for additional sign.
- Delete language altogether.

Other issues or concerns?

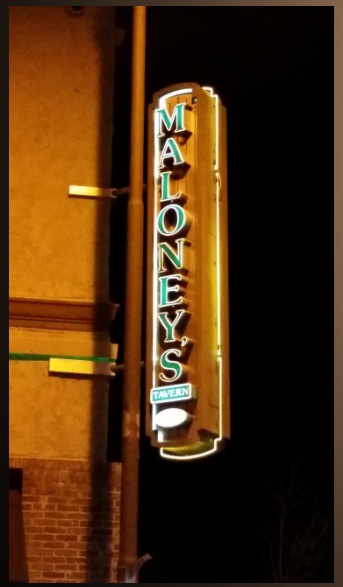
Blade (Projecting) Signs

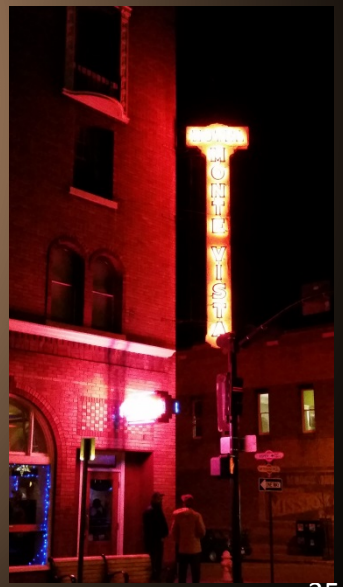
Blade (Projecting) Signs

Section 113-08 – Sign Classifications and Types

B – Building-Mounted Signs

2 – Blade Signs





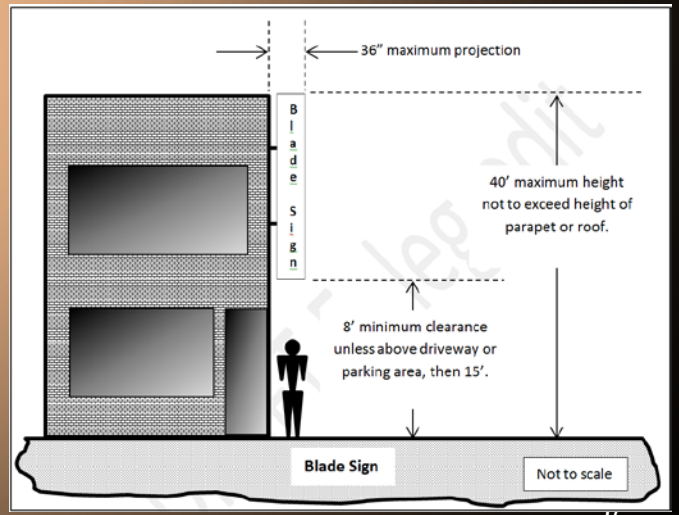
Blade (Projecting) Signs

Section 113-08 – Sign Classifications and Types

B – Building-Mounted Signs

2 – Blade Signs

- 1 blade sign per primary use multi-story building in multi-family, commercial, mixed use or industrial zoning
- 8’ overhead clearance for pedestrian areas
- 15’ overhead clearance for vehicular areas
- Maximum height of 40’ NTE roof or parapet
- 36” projection from building face



Blade (Projecting) Signs

➢ Jurisdictional Comparison

Jurisdiction	Blade (Projecting) Signs
Peoria (draft)	Minimum overhead clearance 8’ above sidewalk or ground level, minimum projection from wall at 14”, caps sign area at 6 SF.
Glendale	Allowed only in PR and Overlay Districts. Cannot be used in conjunction with wall sign. Only allowed for ground floor business. Must be located on the elevation of the space occupied by the business. Sign area is 1 SF per LF of elevation capped at 15 SF unless located on alley, then 0.5 SF per LF capped at 6 SF. Maximum projection 5’. Cannot extend above the cornice of a single-story building or the second story windows of a multi-story building. Minimum overhead clearance set a 7.5’.
Phoenix (draft)	8’ overhead clearance, 4’ maximum thickness.
Maricopa County	Included in definitions and may be double-faced but otherwise silent.
Buckeye	Not specified

Blade (Projecting) Signs

DISCUSSION

Options:

- Keep current language relating to blade signs.
- Reduce or increase height and/or area criteria.
- Delete language altogether, but allow through a CSP.
- Add language relating to vehicular overhead safety clearance signs associated with drive-through facilities.

Other issues or concerns?

Window Signs

Window Signs

Section 113-08 – Sign Classifications and Types

B – Building-Mounted Signs

7 – Window Signs and Sunscreens

- May cover 40% of individual window pane
- Sunscreen may cover 100% of window pane but may only include 40% sign copy
- Does not contribute towards aggregate sign area
- Excludes etched or stained glass

Window Signs

➢ Jurisdictional Comparison

Jurisdiction	Window Signs
Peoria (draft)	1 SF of non-commercial message for residential uses and 25% of the window for non-residential uses. Internal illumination allowed on up to 2 window signs at 2 SF each.
Glendale	50% of window pane in PR and Overlay Districts unless located on exit door then capped at 25%. Other districts allowed temporary window signage not exceeding 50% of the window pane.
Phoenix (draft)	UR District: • Painted letters not to exceed 20%. • Neon letters not to exceed 20%. • Limited to 1st and 2nd story only. MUA District: • 10% of window pane. FCOD District: • 1st floor only. • 25% of window pane capped at 2 SF. • No higher than 5' above finished floor. TOD Districts: • Surface signs 20% of window pane. • Neon letters 20% of window pane. A&C District: • 40% of window pane. • Ground floor only.
Maricopa County	2 SF max
Buckeye	20 % of window area

Window Signs

DISCUSSION

Options:

- Keep current language relating to window signs.
- Reduce or increase % of window area covered by window signs.
- Delete language altogether.

Other issues or concerns?

Monument Sign vs. Pole Sign

Monument Sign vs. Pole Sign

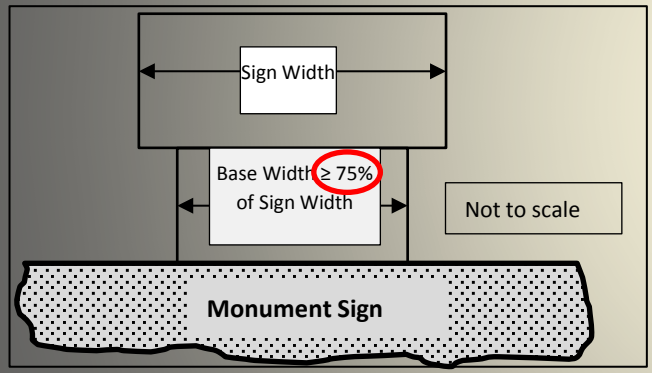
Section 113-06.F Prohibitions

1. *Abandoned signs, Billboard Signs, Pole Signs* of a permanent nature*, Roof Signs and Snipe Signs;*

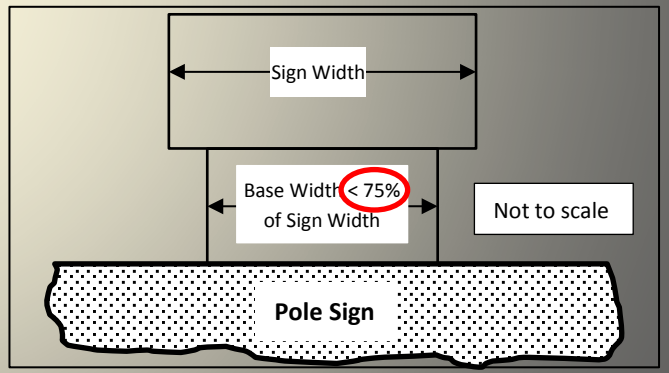
Monument Sign vs. Pole Sign

Section 113-05 – Definitions

Sign, Monument: A *freestanding sign* with a base that is at least 75 percent of the width of the *sign*.

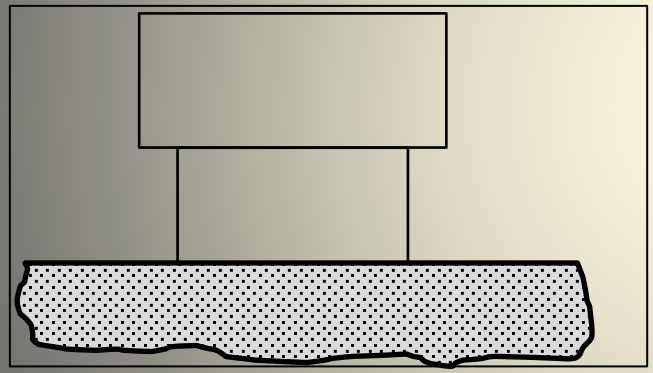


Sign, Pole: A *freestanding sign* where the width of the supporting poles, uprights or braces are collectively less than 75 percent of the width of the *sign*. For purposes of this Chapter, a *light pole banner* is not considered a pole sign.

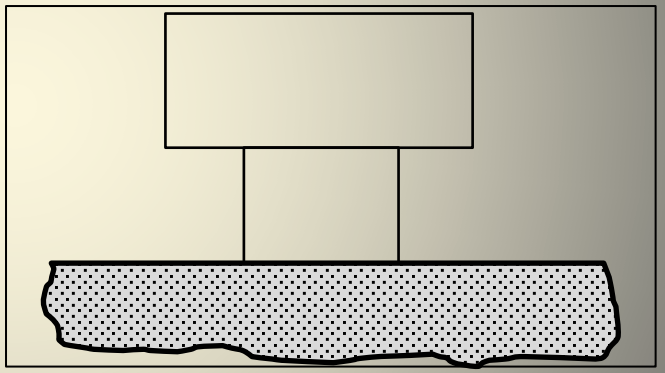


Monument Sign vs. Pole Sign

Base Width as % of Sign Width



Base 75% of Sign



Base 50% of Sign

Monument Sign vs. Pole Sign

➢ Jurisdictional Comparison

Jurisdiction	Monument vs. Pole Signs
Peoria (draft)	Pole signs greater than 3’ in height are prohibited unless pole cover used.
Glendale	Silent on pole signs but requires width of base to be at least 50% of the width of the sign.
Phoenix (draft)	Requires ground-mounted signs to be monument type.
Maricopa County	Silent on pole signs but requires freestanding signs to be monument type defined as base not less than 50% of the width of the sign except for Directory Signs which require minimum 18” base.
Buckeye	Pole signs are prohibited.

Monument Sign vs. Pole Sign

DISCUSSION

Options:

- Keep prohibition language relating to pole signs.
- Delete prohibition on pole signs, allowing them to be approved through a CSP.
- Amend the base-width to sign-width criteria in the definitions.

Other issues or concerns?

Class I and Class II Monument Signs

Class I and Class II Monument Signs

Section 113-08 – Sign Classifications and Types

C – Freestanding Signs

1 – Class I Monument Signs(Menu Signs)

Class II Monument Signs (Preview Signs)

- Associated with drive-through businesses
- Must be monument style vs. pole style
- Bottom of sign not less than 2’ above curb
- Max height of 6’
- Max area of 24 square feet
- Class I may not be audible from residential, hotel, motel, etc.
- Neither may be located within 100’ of a residential zoning district or use

Class I and Class II Monument Signs

➢ Jurisdictional Comparison

Jurisdiction	Preview and Menu Boards
Peoria (draft)	Referred to as “drive-through” signs. 2 signs per use allowed. Maximum height of 6’. Maximum area of 36 SF. Silent on speaker limitations.
Glendale	1 preview and 1 ordering board per drive-through business. May be wall-mounted or freestanding. Maximum aggregate sign area 45 SF. Maximum height 6’. Silent on speaker limitations.
Phoenix (draft)	Draft code removed all reference to “menu” signs. Now referred to as “access point” signs. No limit to the number internal to the lot. Maximum height of 3’. Maximum area of 6 SF.
Maricopa County	1 menu and 1 preview board per drive-through restaurant. Maximum 7’ height and 32 SF. Must be screened from street. Speakers cannot be located within 200’ of Rural or Residential zone.
Buckeye	Not specified

Class I and Class II Monument Signs

DISCUSSION

Options:

- Increase sign area to 32 square feet or more.
- Allow electronic messaging for this type of sign.
- Require Class I and Class II Monument Signs to be screened from street.
- Increase separation from residential uses from 100’ to 200’ or more.

Other issues or concerns?

Class III Monument Signs

Class III Monument Signs

Section 113-08 – Sign Classifications and Types

C – Freestanding Signs

2 – Class III Freestanding Signs (Directional Signs)

- Associated with driveway serving multi-family, commercial, or industrial
- Max area of 6 square feet
- Max height of 30” (sight visibility)

Class III Monument Signs

- **Jurisdictional Comparison**

Jurisdiction	Directional Signs
Peoria (draft)	Referred to as "internal center" signs. 1 sign per parcel or 1 sign per 5 acres, whichever is larger allowed. Maximum height of 3'. Maximum area of 6 SF.
Glendale	Maximum 3' height. Maximum area 6 SF.
Phoenix (draft)	Referred to as "access point" signs. Maximum of 2 per driveway, but no limit to the number internal to the lot. Maximum height of 3'. Maximum area of 6 SF.
Maricopa County	Rural and Residential zoning: Maximum height 8'. Maximum area 2 SF. Commercial and Industrial zoning: Maximum height 12'. Max. area 6 SF.
Buckeye	Allowed on Kiosk Signs.

Class III Monument Signs

DISCUSSION

Options:

- Limit to 1 Class III Monument Sign per driveway entrance.
- Allow for additional Class III Monument Signs within the interior of the site?

Other issues or concerns?

Class IV Monument Signs

Class IV Monument Signs

Section 113-08 – Sign Classifications and Types

C – Freestanding Signs

3 – Class IV Freestanding Signs (Directory Signs)

- Associated with the interior of a multi-family, commercial, or industrial
- Max area of 12 square feet
- Max height of 6’

Class IV Monument Signs

- **Jurisdictional Comparison**

Jurisdiction	Directory Signs
Peoria (draft)	Referred to as "internal center" signs. 1 sign per parcel or 1 sign per 5 acres, whichever is larger allowed. Maximum height of 3'. Maximum area of 6 SF.
Glendale	Maximum area of 18 SF. Maximum height 6'. Must comply w/ FD requirements.
Phoenix (draft)	Referred to as "access point" signs. Maximum of 2 per driveway, but no limit to the number internal to the lot. Maximum height of 3'. Maximum area of 6 SF.
Maricopa County	1 sign per driveway. Maximum height 6'. Maximum area 2 SF per business plus 4 SF for site identification. Must be monument type with 18" base.
Buckeye	Not specified.

Class IV Monument Signs

DISCUSSION

Options:

- Clarify where within the interior of a site a Class IV Monuments Sign is allowed i.e. minimum setback from street.
- Increase or decrease height and area parameters.

Other issues or concerns?

Class V and Class VI Monument Signs

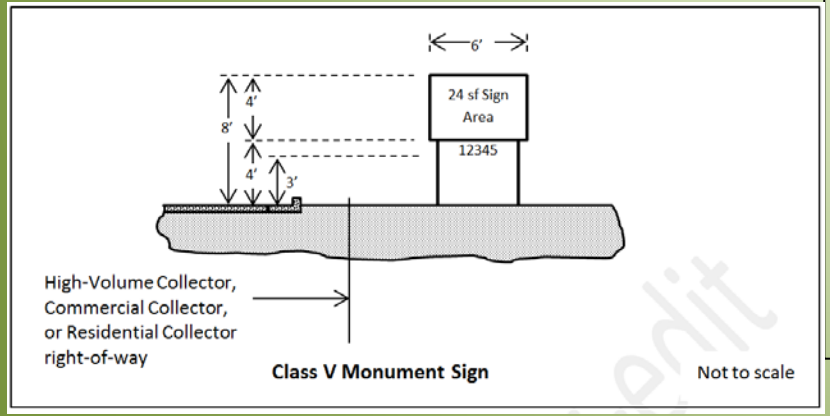
Monument Sign Height Study

Class V Monument Signs

Section 113-08 – Sign Classifications and Types

C – Freestanding Signs

4 – Class V Monument Signs
(Minor Monument Signs)



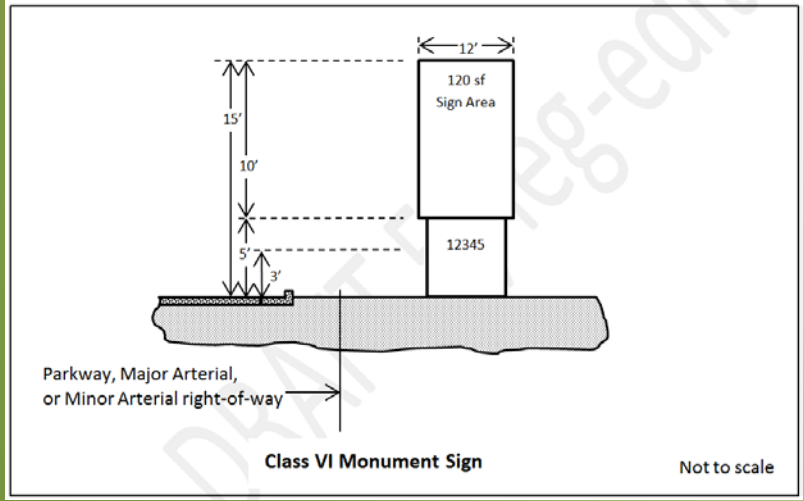
- Associated with a High Volume Collector, Residential Collector, or Commercial Collector
- 1 per driveway for non-residential uses in residential zone, multi-family, non-residential uses in non-residential zones
- Max height of 8’
- Max width of 6’
- Bottom if sign not less than 4’
- Max sign area 24 square feet
- Must be fitted with address
- 80 square foot landscape area required
- Setback 2’ from ROW or PUE

Class VI Monument Signs

Section 113-08 – Sign Classifications and Types

C – Freestanding Signs

5 – Class VI Monument Signs
(Major Monument Signs)



- Associated with a Parkway, Major Arterial, or Minor Arterial
- 1 per driveway for non-residential uses in residential zone, multi-family, non-residential uses in non-residential zones
- Max height of 15'
- Max width of 12'
- Bottom if sign not less than 5'
- Max sign area 120 square feet
- Must be fitted with address
- 120 square foot landscape area required
- Setback 2' from ROW or PUE

Class V and Class VI Monument Signs

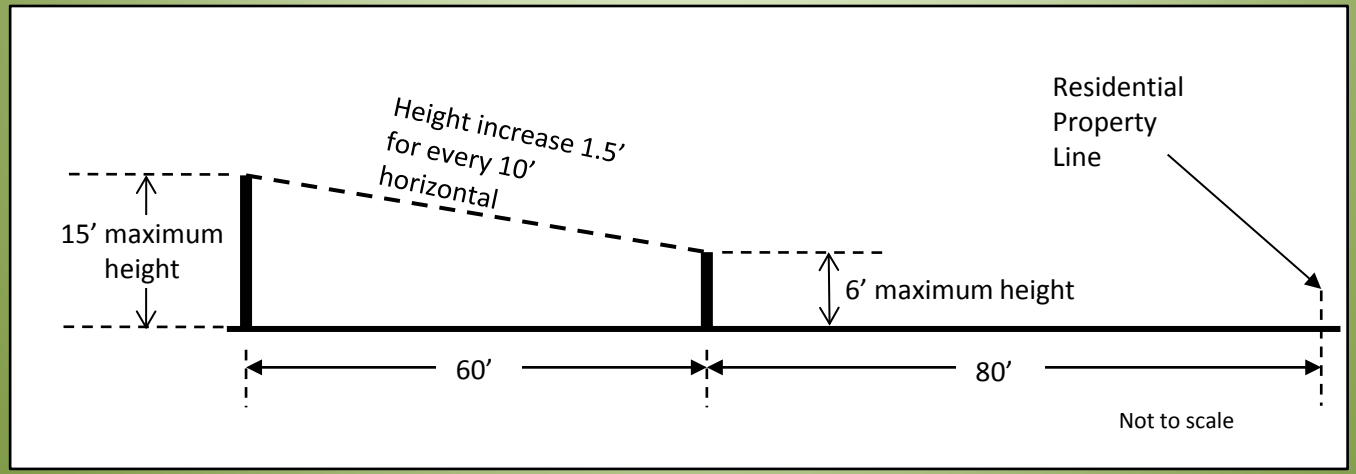
➢ Class V and Class VI Comparison

	Class V	Class VI
May be located adjacent to:	High Volume Collector, Residential Collector, or Commercial Collector	Parkway, Major Arterial, or Minor Arterial
Maximum number:	1 per driveway	1 per driveway
Maximum height:	8’	15’
Maximum width:	6’	12’
Minimum distance to sign copy bottom:	4’	5’
Maximum sign area:	24’	120 SF
Must be fitted with address:	Yes	Yes
Landscape area required:	80 SF	120 SF
Setbacks:	2’ from ROW or PUE	2’ from ROW or PUE

Class V and Class VI Monument Signs

Alternative methodology:

- 6’ (or 8’) increasing at 1-1/2:1 to max height of 15’



Class V and Class VI Monument Signs

➢ Jurisdictional Comparison - Peoria

Minor Monument Signs:

- Allowed only in non-residential uses.
- 1 sign allowed per 1st 500 LF of street frontage plus 1 additional sign for each 300 LF.
- Maximum height is 12’ for Parkways, 8’ for Major Arterials, and 6’ for all other roads.

Major Monument Signs:

- Not permitted in single-family, but 1 sign per street frontage allowed in multi-family
- Maximum height of 12’ for Parkways, Grand Avenue and Bell Road; 10’ for all other Major Arterials; and 8’ for all other roads.
- Maximum area of 48 SF.

Major Monument Signs:

- In non-residential, no Major Monument is allowed on street frontages less than 599’.
- 1 sign allowed for frontages of between 600’ and 1,000’.
- 2 signs allowed for frontages greater than 1,000’.
- Maximum height is 16’ for Parkways, Bell Road and Grand Avenue; 12’ for other Major Arterials; and 8’ for all other roads.
- Maximum sign area of 48 SF.

All Major and Minor Monument signs must maintain 60’ separation from all other Major or Minor signs.

Class V and Class VI Monument Signs

➢ Jurisdictional Comparison - Glendale

Agricultural and Residential Districts:

- Max 5’ high.
- Multi-family, mobile home parks and subdivisions: 2 signs with aggregate area of 24 SF per main entrance.
- Non-residential uses: 1 sign not exceeding 24 SF.

Office Districts:

- 1 sign per project.
- Maximum height 5’ unless in C-O or G-O, serves building of 10,000 SF or more, and has 300’ of arterial frontage, then may be 8’ tall.
- Maximum area in R-O 12 SF. Maximum area C-O and G-O 24 SF on parcels up to 2 acres and 36 SF for parcels over 2 acres.

Major Medical:

- 1 per project, unless adjacent to multiple streets with more than 300’ of frontage then 1 sign per frontage.
- 2 signs per frontage allowed if frontage is 800’ or more, but spacing must be 330’.
- Maximum height 12’ plus additional; 2’ for architectural embellishments that do not include sign copy.
- Maximum area 72 SF.

Class V and Class VI Monument Signs

➢ Jurisdictional Comparison – Glendale (cont'd)

Hospital emergency rooms:

- 2 signs allowed in addition to those allowed for Major Medical.
- Maximum height 6'.
- Maximum area 10 SF.

Single-tenant buildings and dual-tenant buildings that are not part of shopping center located in Commercial districts other than PR and GCOD:

- 1 sign per project unless multiple street frontages greater than 330' then 1 sign per frontage.
- 2 signs per frontage if frontage exceeds 800'.
- Maximum height 10'.
- Maximum area 48 SF for parcels up to 20 acres and 60 SF for parcels greater than 20 acres.

Class V and Class VI Monument Signs

➢ Jurisdictional Comparison – Glendale (cont'd)

Multi-tenant buildings located in B-P, M-1 and M-2 districts:

- 1 sign per project unless multiple street frontages greater than 330' then 1 sign per frontage.
- 2 signs per frontage if frontage exceeds 800'.
- Maximum height 10'.
- Maximum area 48 SF for parcels up to 20 acres and 60 SF for parcels greater than 20 acres.

Multi-tenant buildings located in SC, C-1, NSC, C-2, CSC and C-3 districts:

- 1 sign per project unless multiple street frontages greater than 330' then 1 sign per frontage.
- 2 signs per frontage if frontage exceeds 800'.
- Maximum height 12'.
- Additional 2' height for architectural embellishments that do not include sign copy.
- Maximum area 80 SF for parcels up to 20 acres and 110 SF for parcels greater than 20 acres.

Class V and Class VI Monument Signs

➢ Jurisdictional Comparison - Phoenix

Multi-family:

- 1 per driveway.
- Maximum height 5’.
- Maximum area of 16 SF.
- Minimum spacing of 150’.

Non-residential use in a residential district:

- 1 per driveway.
- Maximum height 5’.
- Maximum area of 16 SF.
- Minimum spacing of 150’.

Class V and Class VI Monument Signs

➢ Jurisdictional Comparison – Phoenix (cont'd)

Commercial:

- 1 Primary Sign per 300' of frontage.
- Minimum Spacing 100'.
- High Volume street:
  - Maximum height 16'.
  - Maximum area 110 SF.
- Low Volume street:
  - Maximum height 12'.
  - Maximum area 80 SF'.

Class V and Class VI Monument Signs

➢ Jurisdictional Comparison – Phoenix (cont'd)

Commercial:

- **1 Secondary Sign per 150' of frontage.**
- **Minimum Spacing 100'.**
- **High Volume street:**
  - **Maximum height 12'.**
  - **Maximum area 80 SF.**
- **Low Volume street:**
  - **Maximum height 8'.**
  - **Maximum area 60 SF'.**

Class V and Class VI Monument Signs

➢ Jurisdictional Comparison – Maricopa County

Rural and Residential zoning:

- 1 sign per driveway.
- Maximum height 12’.
- Maximum area 48 SF.
- Setback not less than 20’ from ROW line.

Commercial and Industrial zoning:

- 1 sign per 200’ of street frontage.
- Maximum area 120 SF.
- Maximum height 12’ if within 200’ of residential use. May increase 1’ in height per 5’ horizontal distance from residential use to maximum of 24’ height.

Class V and Class VI Monument Signs

➢ Jurisdictional Comparison – Buckeye

Multi-family, office, religious institutions, service organizations:

- 1 monument sign per parcel or 10-acres.
- 5’ maximum height.
- 20 SF sign area.

Single-tenant Commercial and Mixed-Use:

- 1 monument sign per parcel or 10-acres.
- 15’ maximum height.
- 32 SF sign area.

Multi-tenant commercial:

- 1 monument sign per parcel or 10-acres.
- 20’ height
- 72 SF sign area.

Industrial:

- 1 monument sign per parcel or 10-acres.
- 20’ height.
- 48 SF sign area.

Multi-tenant office uses may double the amount of sign height and area.

Class V and Class VI Monument Signs

DISCUSSION

Options:

- Combine Class V and Class VI signs into single classification.
- Regulate sign area and height by proximity to residential.
- Regulate sign area and height by tenancy.
- Regulate spacing based on lineal feet of street frontage as opposed to driveway.
- Omit the maximum sign width per ISA recommendation.
- Allow Class V & Class VI signs to be located in the PUE with waiver.
- Allow additional height allowance for architectural embellishments.

Other issues or concerns?

Roadway Arch Signs

Section 113-08 – Sign Classifications and Types

C – Freestanding Signs

6 – Roadway Arch Signs

- Allowed in commercial or industrial zoning
- 15’ overhead clearance

Roadway Arch Signs

- **Jurisdictional Comparison**

Jurisdiction	Roadway Arch Signs
Peoria (draft)	Not specified
Glendale	Not specified
Phoenix (draft)	Not specified, but likely allowed through CSP.
Maricopa County	Not specified
Buckeye	Not specified

Roadway Arch Signs

DISCUSSION

Options:

- Leave language as is.
- Delete language but allow through CSP.

Other issues or concerns?

Subdivision Perimeter Wall Signs

Section 113-08 – Sign Classifications and Types

C – Freestanding Signs

7 – Subdivision Perimeter Wall Signs

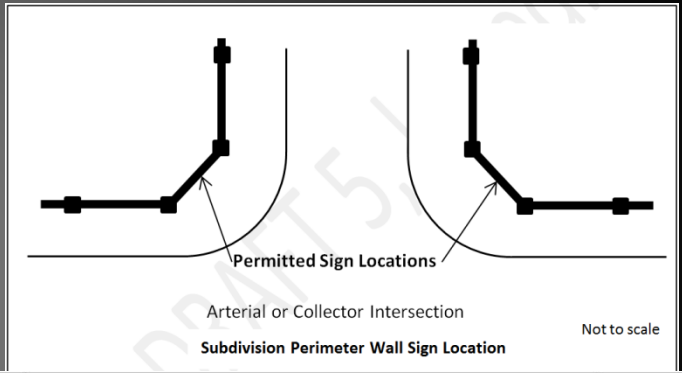
Subdivision Perimeter Wall Signs

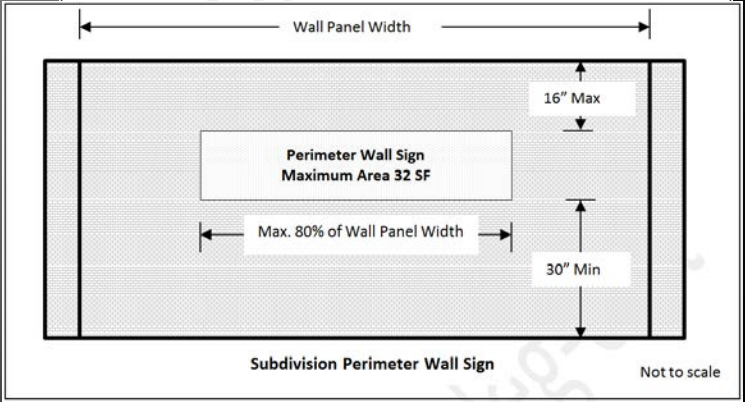
Section 113-08 – Sign Classifications and Types

C – Freestanding Signs

7 – Subdivision Perimeter Wall Signs

- 1 sign per collector or arterial street corner
- 32 square feet max
- Sign width NTE 80% of panel width
- Bottom no lower than 30”
- Top no higher that 16” below top of wall
- Back-lit or external lighting





Subdivision Perimeter Wall Signs

➢ Jurisdictional Comparison

Jurisdiction	Perimeter Wall Signs
Peoria (draft)	Referred to as "perimeter wall" or "screen wall" signs. 2 signs allowed per street frontage in residential developments provided max height not more than height of wall or 8', whichever is less, maximum projection of 14", max are 32 SF. 1 sign allowed per street frontage in non-residential uses provided sign area does not exceed 48 SF or 50% of the wall area, whichever is less.
Glendale	Appears to be treated as freestanding sign: • 2 signs with aggregate area of 24 SF per main entrance. • Max 5' high.
Phoenix (draft)	Two 5' high subdivision signs at 16 SF each are permitted at each subdivision entrance
Maricopa County	Rural and Residential zoning: • Maximum area 32 SF. • Maximum height 6'. • May only be located at entry points associated with subdivision, church, school or public building. • Maximum of 2 signs per entry point. • Must be monument type. Commercial and Industrial zoning: • Must be permanently affixed to wall. • Must have clearly defined border. • May only be located on a wall that directly faces the street. • May not exceed 120 SF sign area. • Must be included in aggregate wall sign area. • May not exceed height of wall.
Buckeye	Not specified

Subdivision Perimeter Wall Signs

DISCUSSION

Options:

- Leave language as is.
- Expand to allow in commercial and industrial applications
- Delete language but allow through CSP.

Other issues or concerns?

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission

July 6, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 6, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on the Conditional Use Permit to allow for a new Burger King restaurant with a Drive-Thru Facility in Greenway Marketplace located on the southeast corner of Greenway Road and Reems Road.

Motion:

I move to approve/deny the Conditional Use Permit to allow for a new Burger King restaurant with a Drive-Thru Facility in Greenway Marketplace located on the southeast corner of Greenway Road and Reems Road.

Background:

On February 15, 2017, Barnett Jacobs Real Estate, Llc. submitted a request for a Conditional Use Permit to allow for a new Burger King restaurant with a Drive-Thru Facility in Greenway Marketplace located on the southeast corner of Greenway Road and Reems Road.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- 00 - FS17- 096 Burger King - CUP - Staff Report
- 01 - FS17- 096 Burger King - CUP - Vicinity Maps
- 02 - FS17- 096 Burger King - CUP - Zoning Map
- 03 - FS17- 096 Burger King - CUP - Site Plan
- 04 - FS17- 096 Burger King - CUP - Landscape Plans
- 05- FS17- 096 Burger King - CUP - Elevations

- ☐ 06 - FS17- 096 Burger King - CUP - Luke AFB Comments
- ☐ 07 - FS17- 096 Burger King - CUP - MWD Comments
- ☐ 08 - FS17- 096 Burger King - CUP - ADOT Comments
- ☐ 09 - FS17- 096 Burger King - CUP - Presentation

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Sergio Angulo, Planner

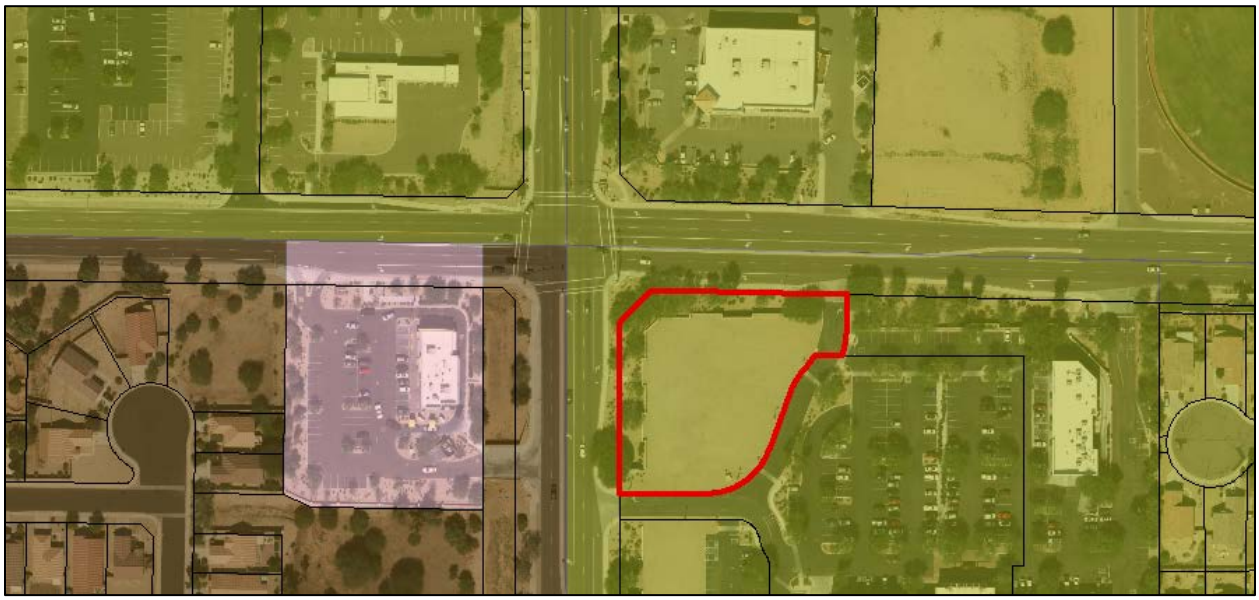
Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS17-096**
Project Name:	Burger King
Council District:	5 - Palm
Meeting Date:	**July 6, 2017**
Planner:	Sergio Angulo

Owner:	First Bank of Arizona, Inc.
Applicant:	Barnett Jacobs Real Estate, LLC
Request:	Conditional Use Permit for a Burger King Restaurant with a Drive-Through Facility.
Site Location:	Southeast Corner of Greenway Road and Reems Road.
Site Size:	1.26 Acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-096.
Support/Opposition:	None known.
Staff Recommendation:	Staff recommends the Commission move to **approve** case FS17-096, subject to stipulations 'A' and 'B'.

Surrounding Land Zoning:



History:

September 10, 1998: The subject parcel was annexed into the City.

August 26, 1999: The Countryside PAD was approved by the City Council.

January 15, 2008: The Planning and Zoning Commission approved a Site Plan for First Bank under Case SP07-194. The Site Plan has since expired.

November 10, 2016: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR16-451.

February 15, 2017: The applicant filed a request for a Conditional Use Permit approval for a Burger King Restaurant with a Drive-Through Facility.

April 12, 2017: The applicant held a Citizen Outreach Meeting which was properly advertised. One (1) resident of Surprise attended to show his support of the project. He also encouraged the developer to hire locally.

Project Description:

Barnett Jacobs Real Estate, LLC, requests approval of a Conditional Use Permit to allow for a new restaurant with a drive-through facility in Lot 2b of Greenway Marketplace in the Countryside PAD located on the southeast corner of Greenway Road and Reems Road. The PAD designates the subject property as Commercial C-2.

The Countryside PAD references Title 17 for permitted land uses. Title 17 lists Convenience Food Restaurants (restaurants with drive-thru facilities) as Conditionally Permitted in C-2 zoning districts. Under Title 17 the proposed use requires an analysis of any proposed Conditional Use to be based on the use specific standards listed under section 17.28.080.C.3. This Conditional Use Permit application has been reviewed against those standards. Staff finds that this Conditional Use Permit application conforms to the requirements set under this section of Title 17.

The site has two (2) access points; one (1) from Greenway Road and one (1) from Reems Road. The applicant proposes good pedestrian connectivity from the subject site to the existing sidewalks along Greenway and Reems Roads and to the overall Greenway Marketplace development.

The proposed site includes a drive-through with two (2) lanes for ordering which then merge into a single lane that leads to the pick-up window. The drive-thru lanes starts east of the proposed building, then wraps along the north of the building where the pick-up window is proposed, then wraps along the west of the building to exit southwards onto the site. For the safety of pedestrians, the applicant is proposing stop signs wherever a pedestrian pathway crosses the drive-through lane.

The site proposes 32 parking spaces which meets the minimum parking requirements of the PAD. Two (2) of the subject spaces will be handicap-accessible. The refuse bin is proposed to be located on the southwest corner of the property and will be screened with a block wall that will be painted to match the colors of the building.

The proposed landscape meets the requirements of the SUDC and the Countryside PAD. The existing perimeter landscape along Greenway Road and Reems Road will remain as is while the interior of the site will have a small amount of landscaping to finish the site. The drive-through lanes and parking lot will be screened from Greenway Road and Reems Road with a three (3) foot tall masonry screening wall.

The proposed building is a 3,237 sq. ft. restaurant with drive-through facility and the main entrance is proposed to be on the east side. The proposed building material palette is similar to the building directly to the west while incorporation colors from the Burger King corporate design colors. The proposed exterior design will complement the existing architecture on the site.

The applicant also included a lighting photometric study with the application which meets the lighting requirements of the SUDC.

Summary:

Staff believes by accepting and incorporating stipulations 'A' and 'B', the proposed Conditional Use Permit and Site Plan meet the requirements of the Countryside PAD, SUDC, and the General Plan while helping to meet the Economic Development vision from the City Council Strategic Plan.

Findings:

- The proposed Conditional Use Permit and Site Plan are consistent with the Surprise General Plan 2035.
- The proposed Conditional Use Permit and Site Plan meet the provisions of the Countryside PAD and the SUDC as applicable.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** case FS17-096, subject to stipulations 'A' through 'B' as outlined below:

A. This Conditional Use Permit is valid for one (1) year after approval by the Planning and Zoning Commission. This Conditional Use permit shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.

B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

However, should the Commission wish to recommend **denial** of the request, the Commission should make its own findings and base its decision on those alternative findings.

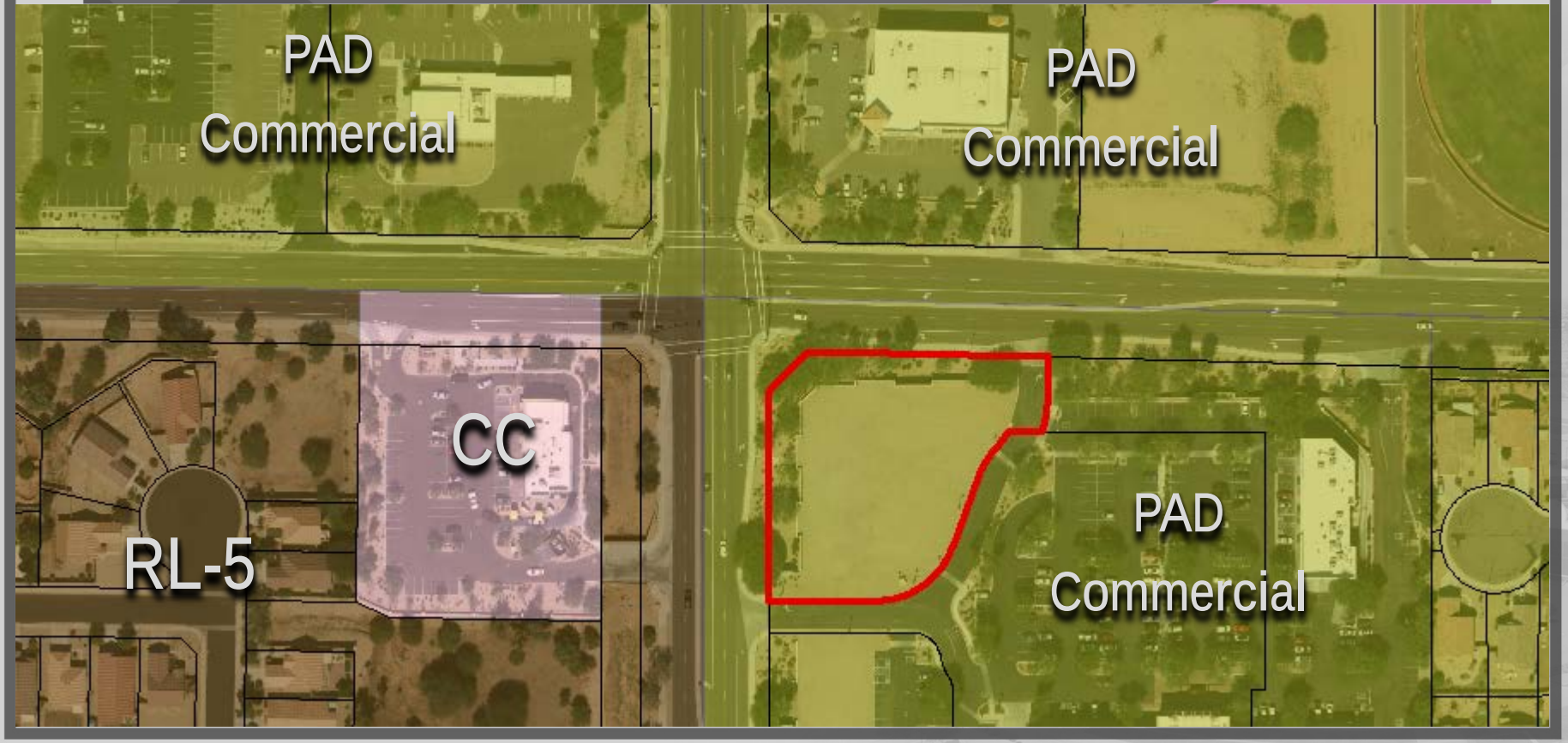
Attachments:

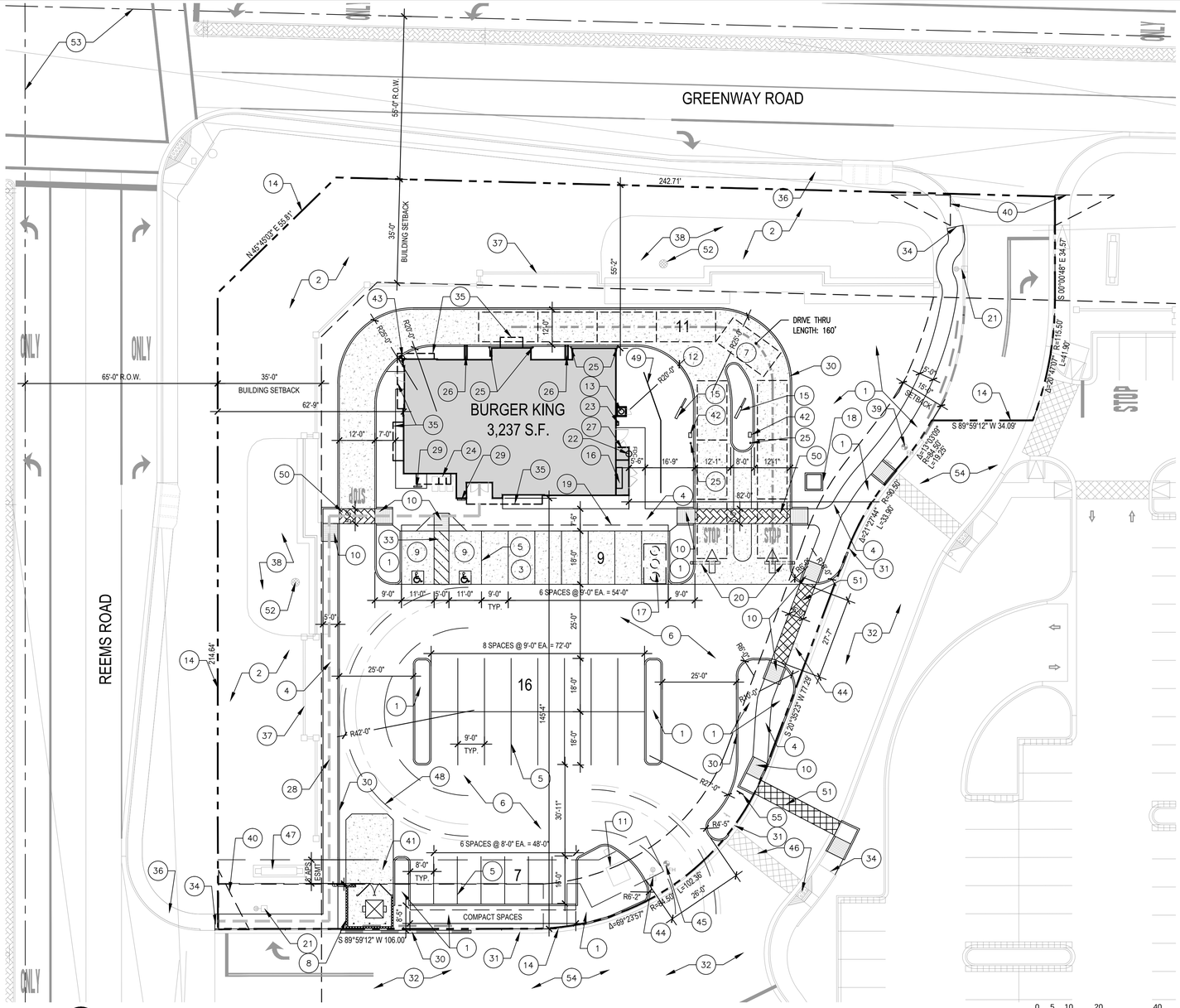
01 Vicinity Maps
02 Zoning Map
03 Site Plan
04 Landscape Plan
05 Elevations
06 Luke AFB Comments
07 MWD Comments
08 ADOT Comments

VICINITY MAP

VICINITY MAP

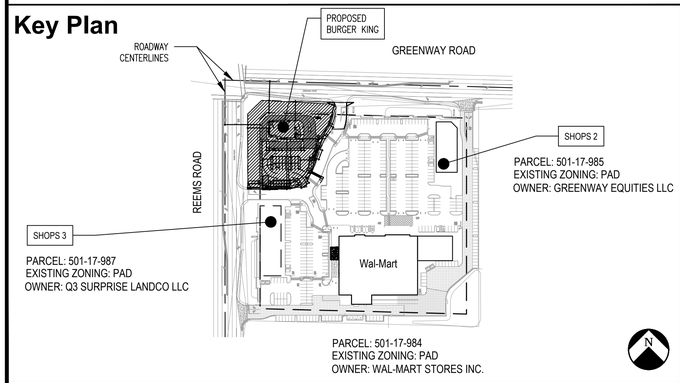
SURROUNDING ZONING



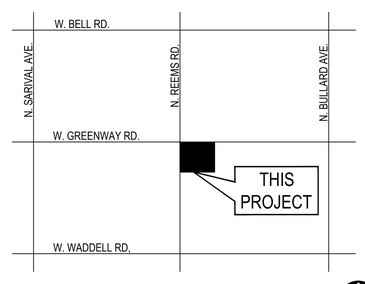


PROPOSED SITE PLAN
1" = 20'

Key Plan



Vicinity Map



Parking Calculations

FOR THIS PROJECT:

PARKING REQUIRED:

RESTAURANT PER THE WALMART CCR'S:

3237 / 100	=	32.37 USE 32
TOTAL:		32.37 USE 32

PARKING PROVIDED:

STANDARD SPACES ON-SITE:	23
COMPACT SPACES ON-SITE:	7
ACCESSIBLE SPACES ON-SITE:	2
TOTAL:	32 SPACES

ACCESSIBLE PARKING REQUIRED: 2 SPACES

ACCESSIBLE PARKING PROVIDED: 2 SPACES

COMPACT SPACES ALLOWED: 32 x 30% = 9

Site Plan Keynotes

1. PROVIDE LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS.
2. EXISTING LANDSCAPE AREA TO REMAIN.
3. PROVIDE BLACK CONCRETE PAVING (HATCHED AREA), SEE CIVIL DRAWINGS.
4. PROVIDE CONCRETE SIDEWALK, SEE CIVIL DRAWINGS.
5. PROVIDE PARKING STRIPING PER CITY STANDARDS, TYPICAL.
6. PROVIDE ASPHALT PAVING, SEE CIVIL DRAWINGS.
7. DRIVE-THRU QUEUING LANE(S).
8. CMU TRASH ENCLOSURE PER CITY STANDARDS.
9. ACCESSIBLE PARKING PER ADAAG ACCESSIBLE GUIDELINES.
10. PROVIDE CONCRETE SIDEWALK RAMP TO MEET ADAAG ACCESSIBLE GUIDELINES.
11. EXISTING SWITCHGEAR TO REMAIN.
12. PROVIDE BLACK CONCRETE DRIVE-THRU PAVING (HATCHED AREA). SEE CIVIL DRAWINGS.
13. Co2 TANK ON 40" SQUARE x 4" THICK CONCRETE PAD . PROVIDE 20 GA. METAL STUD ENCLOSURE WITH ACCESS DOOR AND FILL BOX. ROUTE LINES TO BAG-IN-BOX CARBONATORS. PROVIDE WARNING STICKERS AS REQUIRED. ENCLOSURE WILL BE PAINTED TO MATCH BUILDING.
14. PROPERTY LINE.
15. PROVIDE MENU/ORDER BOARD. SIGNAGE UNDER SEPARATE PERMIT.
16. EXTERIOR SERVICE ENTRANCE SECTION (SES).
17. PROVIDE UNDERGROUND GREASE INTERCEPTOR. SEE CIVIL AND PLUMBING DRAWINGS.
18. PROPOSED TRANSFORMER LOCATION. G.C. TO COORDINATE WITH DEVELOPER AND POWER COMPANY. PROVIDE CONCRETE PAD.
19. 2'-6" PARKING OVERHANG.
20. MAXIMUM HEIGHT CLEARANCE BAR, UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE ELECTRICAL.
21. EXISTING POLE MOUNTED SITE LIGHT TO REMAIN, VERIFY LOCATION.
22. PROVIDE FIRE DEPARTMENT CONNECTION (FDC) LOCATED WITHIN 25' OF FIRE HYDRANT WITH I.D. SIGNAGE. FDC SHALL BE LOCATED AND ARRANGED SO THAT THE HOSE CAN BE READILY ATTACHED. LANDSCAPING WILL BE MAINTAINED TO PROVIDE VIABILITY AND HAVE AN UNOBSTRUCTED ACCESS. SEE CIVIL DRAWINGS.
23. PROPOSED GAS METER LOCATION. G.C. TO COORDINATE INSTALLATION WITH GAS COMPANY.
24. NEW BIKE RACK TO MATCH CENTER.
25. PROVIDE 6"Ø X 4'-0" CONCRETE FILLED PIPE BOLLARD.
26. PROVIDE ROOF DRAIN CONCRETE DRAINAGE SWALE.
27. FIRE RISER ROOM.
28. ACCESSIBLE ROUTE TO PUBLIC WAY PER CITY AND ADAAG STANDARDS.
29. PROVIDE ACCESSIBLE PARKING SIGN, PER CITY STANDARDS.
30. PROVIDE 6" CONCRETE CURB, TYPICAL. SEE CIVIL DRAWINGS.
31. EXISTING CURB TO REMAIN. IF DAMAGED DURING CONSTRUCTION REPLACE / REPAIR / PAINT AS REQUIRED.
32. EXISTING MASTER SITE ASPHALT PAVING TO REMAIN, TYPICAL.
33. ACCESSIBLE PAINTED ROUTE STRIPING PER CITY STANDARDS.
34. CONNECT TO EXISTING SIDEWALK, VERIFY LOCATION.
35. DASHED LINE INDICATES CANOPY OVERHANG, TYPICAL.
36. EXISTING SIDEWALK TO REMAIN.
37. EXISTING 3'-0" HIGH CMU PARKING SCREEN WALL.
38. EXISTING RETENTION AREA TO REMAIN.
39. EXISTING FIRE HYDRANT LOCATION.
40. 10' x 20' VISIBILITY TRIANGLE AT DRIVEWAYS.
41. CONCRETE PAD FOR TRASH ENCLOSURE.
42. DRIVE-THRU SPEAKER POST.
43. BUILDING LAYOUT POINT.
44. EXISTING POLE MOUNTED SITE LIGHT TO BE REMOVED AND RELOCATED. REFER TO ELECTRICAL PLANS.
45. EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED. REFER TO CIVIL PLANS.
46. EXISTING CROSSWALK AND ACCESSIBLE RAMP TO BE REMOVED.
47. EXISTING MONUMENT SIGN.
48. TURNING RADIUS DESIGNED FOR SU-40 VEHICLE. .
49. PROVIDE GREEN SCREEN.
50. PEDESTRIAN PATHWAY CROSSING DRIVE-THROUGH LANE TO BE STAMPED ASPHALT. REFER TO CIVIL PLANS.
51. ACCESSIBLE CROSSWALK TO MATCH THE EXISTING CROSSWALK PAVING AT GREENWAY MARKETPLACE.
52. LOCATION OF EXISTING DRYWELL.
53. ROADWAY CENTERLINE.
54. EXISTING FIRE APPARATUS ACCESS WITH EXISTING RED PAINTED & MARKED 'FIRE LANE - NO PARKING' CURBING TO REMAIN.
55. NEW LOCATION OF EXISTING PEDESTRIAN CROSSING SIGN.

Burger King

SEC GREENWAY RD & REEMS RD, SURPRISE, ARIZONA 85379

Owner

BARNETT MANAGEMENT COMPANY
CONTACT: BRAD FLAHIFF
111022 N. 28TH DRIVE SUITE #170
PHOENIX, AZ 85029
PHONE: 602-577-9492
EMAIL: bflahiff@aol.com

Architect

ONE ARCHITECTURE, PLC
CONTACT: NATHAN BISCH
8801 N. CENTRAL AVENUE SUITE #101
PHOENIX, AZ 85020
PHONE: 314-324-6126
EMAIL: nathan.bisch@onearchitecture.us

Civil Engineer

HELIX ENGINEERING, LLC
3240 EAST UNION HILLS, SUITE 112
PHOENIX, AZ 85050
PHONE: 602-788-2616

About this project...

THIS PROJECT IS FOR A NEW 3,237 S.F. BURGER KING RESTAURANT. THE NEW BUILDING WILL INCLUDE A DRIVE THRU WITH A DOUBLE ORDER LANE AT THE BEGINNING.

City of Surprise Building Codes

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL FIRE CODE
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDING AND FACILITIES
ORDINANCE 14-04A (LOCAL CODE AMENDMENTS)

2012 INTERNATIONAL GREEN CONSTRUCTION CODE
(A VOLUNTARY CODE FOR HIGH PERFORMANCE BUILDINGS)

Project Information

ADDRESS:	SEC GREENWAY RD & REEMS RD, SURPRISE, AZ. 85379
PARCEL:	501-17-986
EXISTING ZONING:	'PAD' - COUNTRYSIDE WITH UNDERLYING LAND USE OF COMMUNITY COMMERCIAL C2/CC
SITE AREA GROSS:	65,356 S.F. (1.15 AC.)
SITE AREA NET:	54,846 S.F. (.65 AC.)
LOT COVERAGE (%):	5.9%
OCCUPANCY TYPE:	A-2 RESTAURANT, NON-SEPARATED
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	YES
FIRE ALARMS:	YES
ALLOWABLE AREA:	PER IBC TABLE 503 = 6,000 SF/FLOOR
AREA INCREASES:	NONE REQUIRED
TOTAL BUILDING AREA:	3,237 S.F.
ALLOWABLE HEIGHT:	35 FEET
PROPOSED HEIGHT:	23 FEET

OCCUPANT LOAD:

DINING:	1106 / 15	=	73.73 USE 74
KITCHEN/PREP:	1397 / 200	=	6.99 USE 7
RESTROOMS/OFFICE/CREW:	384 / 100	=	3.84 USE 4
TOTAL:			84.56 USE 85

EXITS REQUIRED: 2
EXITS PROVIDED: 3

Legal Description

LOT 2b PER THE FINAL PLAT OF 'GREENWAY MARKETPLACE REPLAT' PER MCR BOOK 997 PAGE 09.

General Notes

A. PROVIDE PEDESTRIAN CROSSING SIGNS AT ADA ACCESSIBLE ROUTES THAT CROSS THE DRIVE THRU LANE. SIGNS SHALL BE VISIBLE FROM BOTH THE VEHICLE DRIVE AISLE AND THE PEDESTRIAN WALKWAY.

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REGISTERED ARCHITECT
CERTIFICATE NO. 23170
DUSTIN R. CURTIS
4-21-17
Date Signed
ARIZONA, U.S.A.
Expires 6.30.17

ONE! ARCHITECTURE
8801 N. Central Ave. Suite 101
Phoenix, Arizona 85020
Phone: 602.266.2712
Fax: 602.266.1688
www.ONEarchitecture.us

Principal:
Dustin Curtis
dustin.curtis@onearchitecture.us
Project Manager:
Nathan Bisch
nathan.bisch@onearchitecture.us

Revisions

Burger King

SEC Greenway Rd.
& Reems Rd.
Surprise, AZ

4.6.17

AZ-1680

A1.1

Site Plan

LANDSCAPE PLAN
1" = 20'

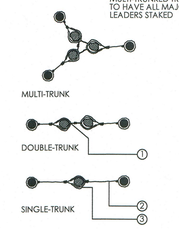
0 5 10 20 40

LANDSCAPE LEGEND

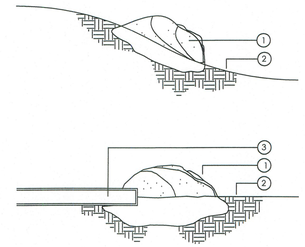
- CERCIDIUM HYBRID DESERT MUSEUM PALO VERDE 2" CALIPER - 9
- EXISTING TREE PROTECT FROM CONSTRUCTION MATURE TREE
- BRAHEA ARMADA MEXICAN BLUE PALM 15 GALLON - 3
- EUPHORBIA RIDGIDA GOPHER PLANT 1 GALLON - 59
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON - 75
- RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON - 63
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON - 74
- 3'x3'x3' SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH
- 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON - 20
- BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 'STAKED' ESPALIER TO WALL 5 GALLON - 8
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 15 GALLON - 6
- MUHLENBERGIA CAPILLARIS REGAL MIST 5 GALLON - 15
- AGAVE WEBERII WEBBERS AGAVE 5 GALLON - 8

LANDSCAPE CALCULATIONS:

NET SITE AREA:	54,865 SQ.FT.
OFF-SITE LANDSCAPE AREA:	EXISTING
ON-SITE LANDSCAPE AREA:	38,104 SQ.FT. (69%)

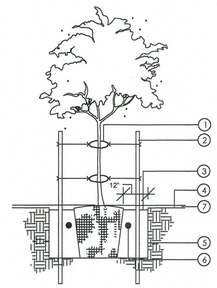


TJ&M ASSOCIATES
TREE GUYING DETAIL
NOT TO SCALE



NOTES:
BOULDER WEIGHT IS BASED ON 100 LBS. PER CU.FT.
BOULDERS LESS THEN SPECIFIED WEIGHT WILL BE REJECTED.

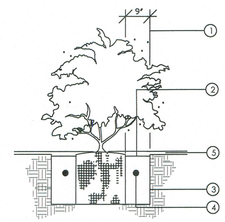
TJ&M ASSOCIATES
BOULDER DETAIL
NOT TO SCALE



1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2' ROUND BY 8' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
3. 4" BASIN
4. GRADE (PRIOR TO GRANITE)
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS
7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

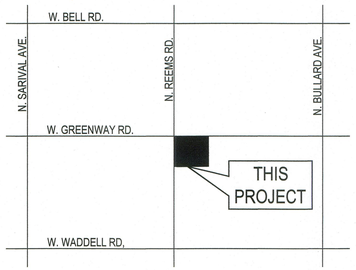
TJ&M ASSOCIATES
DOUBLE STAKING DETAIL
NOT TO SCALE



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

TJ&M ASSOCIATES
SHRUB PLANTING DETAIL
NOT TO SCALE



Vicinity Map

CITY OF SURPRISE NOTES:

ALL IRRIGATION PIPE SHALL BE PURPLE AS REQUIRED BY SURPRISE GUIDELINES.

ALL TREES SHALL HAVE A MINIMUM CALIPER SIZE AS PER ANA SPECIFICATION FOR THE CONTAINER SIZE SPECIFIED.

ALL TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE CITY OF SURPRISE STANDARD TREE PLANTING DETAIL.

ALL LANDSCAPE SHALL BE A MINIMUM OF 5 FT. AWAY FROM ANY HYDRANT, METER OR VAULT.

TREE ROOT BARRIERS SHALL BE INSTALLED ON ALL TREES WITHIN 10 FT. OF SIDEWALKS, CURBS OR PAVEMENT. INSTALL PER DETAIL8-14

PROVIDE WATER BASINS AROUND TREES AS SHOWN IN SEC. 6, PG. 113 CITY OF SURPRISE LANDSCAPE DESIGN GUIDELINES.

NOTE ALL EXISTING LANDSCAPE TO REMAIN AND BE PROTECTED DURING NEW CONSTRUCTION, ADD NEW REPLACE DAMAGED PLANTS AS REQUIRED.

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619

EMAIL: timmcqueen@tjmla.net

T.J. McQUEEN & ASSOC., INC. LANDSCAPE ARCHITECTURE (TJMLA) EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION & CONSENT FROM TJMLA.

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 27166
TIMOTHY J. McQUEEN
Date Signed 05-15-17
ARIZONA, U.S.A.
EXPIRES 06/30/2017

ONE! ARCHITECTURE
8801 N. Central Ave. Suite 101
Phoenix, Arizona 85020
Phone: 602.266.2712
Fax: 602.266.1688
www.ONEarchitecture.us

Principal:	
T.J McQueen	
timmcqueen@tjmla.net	
Project Manager:	
CADD	

Revisions

BURGER KING

Burger King

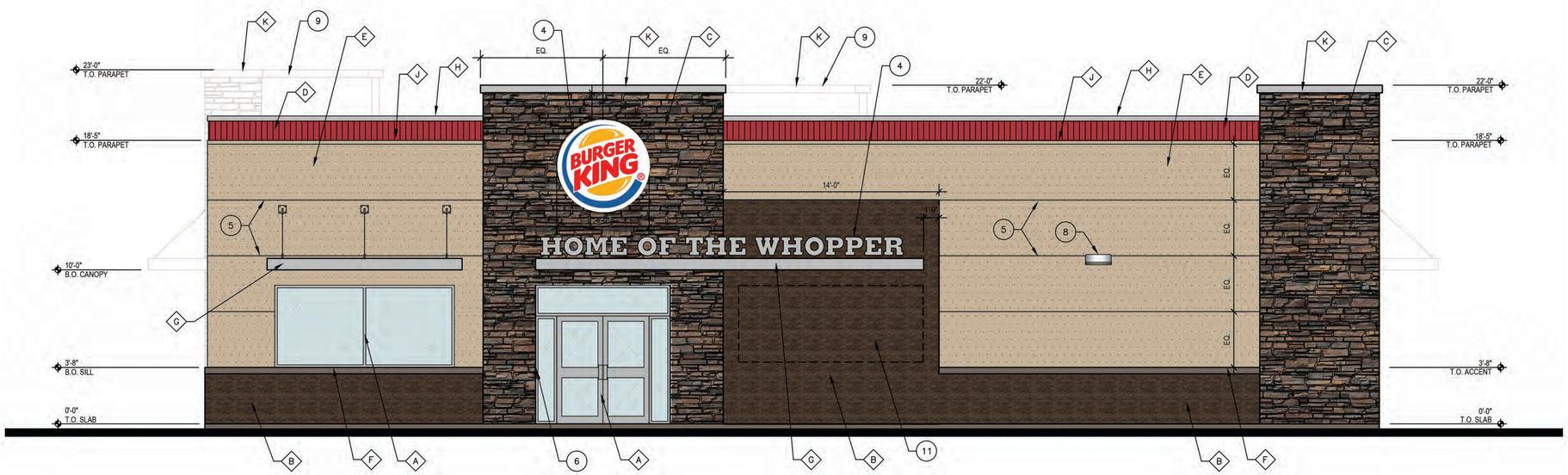
SEC Greenway Rd.
& Reems Rd.
Surprise, AZ

04.25.17

AZ-1680

La.01

LANDSCAPE PLAN



1 Main Entrance Elevation

1/4" = 1'-0"

2 Side Entrance Elevation

1/4" = 1'-0"

Finish Legend

A	ALUMINUM STOREFRONT CLEAR ANNODIZED ALUMINUM
B	SPLIT FACE CMU BASALITE COLOR # 638 PAINT TO MATCH DE 6076 " WONDERING ROAD"
C	CULTURED STONE VENEER - PRO-FIT LEDGESTONE SHALE PF 8016 (W/ GROUTED JOINTS).
D	PREFABRICATED PARAPET BAND - CORRUGATED METAL PRE-FINISHED LEKTRON (OR APPROVED EQUAL) "AMAZING" 04YR 11/537
E	EIFS FIELD STUCCO WITH REVEAL JOINTS AS INDICATED INTERGRAL COLOR / SAND FINISH DE 6036 "CLOUDY GRAY"
F	STUCCO / STONE ACCENT PAINT- "MONTEREY CLIFFS" 10YY 14/080
G	SUSPENDED CANOPY / VALENCE - PREMANUF. ALUMINUM CONST. BY APPROVED SUPPLIER W/ CLEAR ALUMINUM FINISH
H	METAL COPING. TOP OF LIGHT BAND WALL CAP. W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR "SILVERSMITH"
J	METAL COPING. BOTTOM OF LIGHT BAND. W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR TO MATCH DE " CLOUDY GRAY"
K	METAL COPING. TOP OF ARCHON. W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR "SILVERSMITH"
M	METAL DOOR: PAINT- "MONTEREY CLIFFS" 10YY 14/080

Keynotes

NOT ALL KEYNOTES ARE USED ON THIS SHEET.

1. SES ROOM.
2. FIRE RISER ROOM.
3. HOLLOW METAL DOOR AND FRAME, PAINT TO MATCH COLOR 'M', MONTEREY CLIFFS.
4. SIGNAGE TO BE UNDER SEPARATE PERMIT.
5. EIFS REVEAL, TYPICAL.
6. LOCATION OF KNOX BOX 3200 SERIES RECESSED MOUNTED. VERIFY LOCATION WITH CITY FIRE DEPARTMENT REQUIREMENTS AND INSTALL SIGNAGE AS REQUIRED.
7. GAS METER LOCATION.
8. LIGHT FIXTURE, TYPICAL.
9. BACK SIDE OF PARAPET WALL, BEYOND.
10. INDICATES ADDRESS NUMBERS LOCATION, HEIGHT AND SIZE. ALL ADDRESS NUMBERS SHALL BE ON CONTRASTING BACKGROUNDS. NUMBERS SHALL BE 12" HIGH MINIMUM PER CITY STANDARDS.
11. MERCHANDISING AREA.
12. WALL MOUNTED WEATHERPROOF HORN STROBE LOCATED OVER FIRE RISER DOOR.
13. "FIRE SPRINKLER RISER ROOM" SIGNAGE TO BE MOUNTED ON FIRE RISER DOOR.
14. "FDC SPRINKLER SYSTEM" (WITH BUILDING ADDRESS) SIGNAGE TO BE MOUNTED AT 7'-0" A.F.G. OVER FDC VALVE.
15. FIRE DEPARTMENT CONNECTION (FDC) MOUNTED AT 48" A.F.G. (MAX.).

General Notes

A. ALL SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE REVIEW AND APPROVAL.

B. ALL GROUND AND ROOF MOUNTED EQUIPMENT, INCLUDING UTILITIES SHALL BE SCREENED FROM VIEW.

C. ALL EIFS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND ICC-ES REPORT #ESR-1232.

D. ADDRESS SHALL MEET CITY OF SURPRISE CODE OF ORDINANCE SECTION 113-6 - BUILDING IDENTIFICATION.

E. ALL REQUIRED FIRE PROTECTION SYSTEMS SIGNAGE AS SHOWN IN THE FD EMERGENCY ACCESS & DETAIL GUIDE SHALL BE INSTALLED PRIOR TO FINAL FIRE INSPECTION.

REGISTERED ARCHITECT
CERTIFICATE NO. 23479
DUSTIN R. CURTIS
5-24-17
Date Signed
ARIZONA, U.S.A.
Expires 6.30.17

ONE! ARCHITECTURE
8801 N. Central Ave. Suite 101
Phoenix, Arizona 85020
Phone: 602.266.2712
Fax: 602.266.1688
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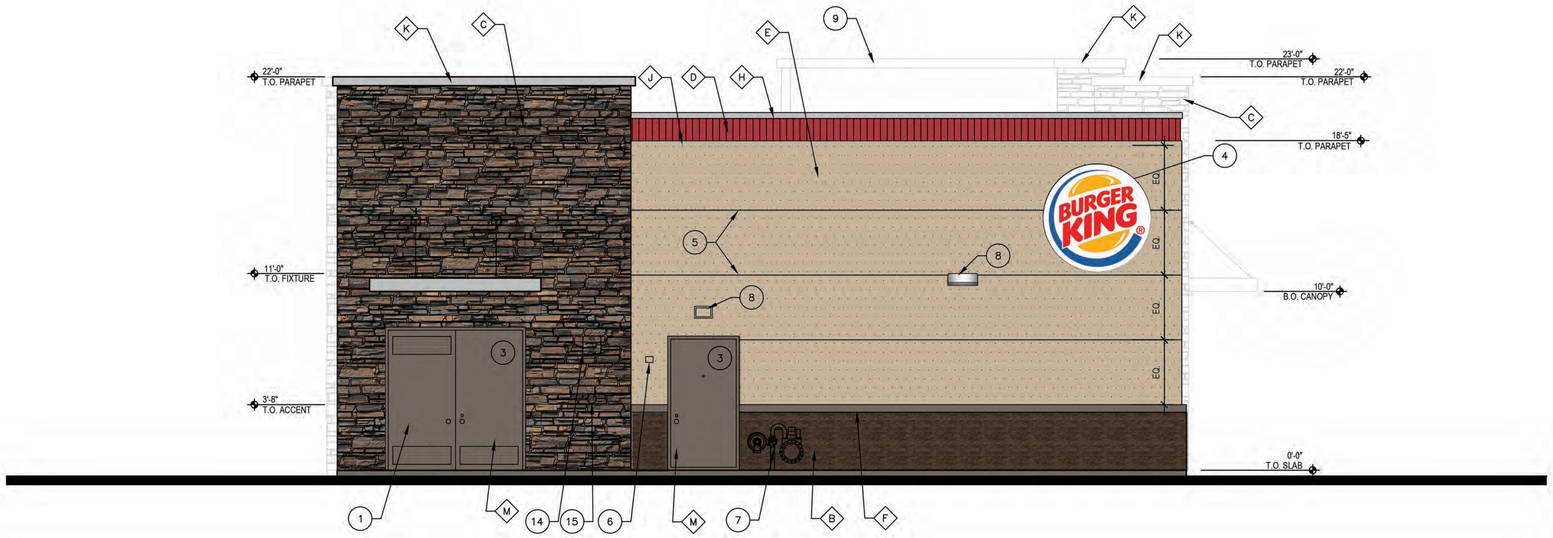
Principal:
Dustin Curtis
dustin.curtis@onearchitecture.us
Project Manager:
Nathan Bisch
nathan.bisch@onearchitecture.us

Revisions

Burger King
SEC Greenway Rd. & Reems Rd.
Surprise, AZ
5.12.17
AZ-1680

A4.1

Exterior Elevations



3 Back Elevation

1/4" = 1'-0"

4 Drive Thru Elevation

1/4" = 1'-0"

Finish Legend

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REGISTERED ARCHITECT
CERTIFICATE
23470
DUSTIN
CURTIS
5-24-17
Date Signed
ARIZONA, U.S.A.
Expires 6.30.17

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Principal:
Dustin Curtis
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Project Manager:
Nathan Bisch
nathan.bisch@onearchitecture.us

Revisions

Burger King

SEC Greenway Rd.
& Reems Rd.
Surprise, AZ

5.12.17

AZ-1680

A4.2

Exterior Elevations

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

27 February 2017

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Heather Donaldson
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS17-096; Burger King Drive Restaurant

Dear Ms. Donaldson

Thank you for the opportunity to comment on the Conditional Use Permit application for the Burger King. The site is on 1.26 acres at the southeast corner of Greenway and Reems Roads in Surprise AZ. The request is for approval of new construction for a 3,237 square foot Burger King restaurant with a drive-thru feature. The site is approximately 1.77 mile outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this restaurant will not negatively impact Luke AFB's flying mission. Since the restaurant will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential tenants about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

JAMES R. MITCHELL

cc:
Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From:	Debbie Trasancos
To:	Heather Donaldson
Cc:	Chris Cain; Leslie Jarrell
Subject:	RE: FS17-096 - Burger King Electronic Submittal
Date:	Thursday, February 23, 2017 7:36:12 AM

Heather,

Thank you for providing the electronic submittal for Burger King (FS17-096).

Maricopa Water District (MWD) has reviewed this submittal and determined this is no impact to MWD.

Thanks again,

Debbie Trasancos
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Ave.
Surprise, AZ 85374
623/546-8266
fax 623/584-2536
debbiet@mwdaz.com

From: Heather Donaldson [mailto:Heather.Donaldson@surpriseaz.gov]
Sent: Thursday, February 16, 2017 4:55 PM
To: 'Barbara Plante - Luke' <barbara.plante@us.af.mil>; Chris Cain <ChrisC@mwdaz.com>; Christina Betz <Christina.Betz@surpriseaz.gov>; Debbie Trasancos <DebbieT@mwdaz.com>; 'Denise Lacey' <deniselacey@mail.maricopa.gov>; Donna Miller <Donna.Miller@surpriseaz.gov>; Leslie Jarrell <LeslieJ@mwdaz.com>; Mark A. Coronado <Mark.Coronado@surpriseaz.gov>; 'Paul Jackson' <paul.j.jackson@usps.gov>; 'Project Coordinator' <redletter@azdot.gov>; 'Theresa Tysiak - USPS' <theresa.a.tysiak@usps.gov>; Timothy Klarkowski <Timothy.Klarkowski@surpriseaz.gov>; 'Vern Wolfley - MAG' <vwolfley@azmag.gov>
Cc: Sergio Angulo <Sergio.Angulo@surpriseaz.gov>; Jamie Sullivan <Jamie.Sullivan@surpriseaz.gov>
Subject: FS17-096 - Burger King Electronic Submittal

Good Afternoon,

Attached please find the submittal documents for the above referenced project. Please do not hesitate to contact me if you have any questions or need further clarification.

Thank you, and I hope you have a wonderful evening!

Heather Donaldson
Planning Project Coordinator

From:	Michael Wilson
To:	Heather Donaldson
Cc:	Michael Wilson; Vanessa Nunez; Peter Eno
Subject:	ADOT Red Letter Response: FS17-096 - Burger King Electronic Submittal
Date:	Tuesday, February 21, 2017 1:15:07 PM
Attachments:	image001.jpg 201702211257.pdf

Heather

I've reviewed the information you submitted regarding the proposed Burger King at the SEC of Reems and Greenway Roads. (* as a note, the letter submittal from ONE Architecture erroneously puts the property at the NWC of this intersection)

The subject parcel is over 1 ½ miles from ADOT's nearest roadway, the 303 freeway. This project poses no threat to the operation of ADOT's facility. Offically ADOT neither supports or opposes this development, and voices no concerns. Thank you for the opportunity to comment.

Mike

Mike Wilson, SR/WA

ADOT ROW Project Coordinator

LPA (Local Public Agency) R/W Coordination

Right of Way Agent III

205 S. 17th Ave. MD: 612E

Phoenix, AZ 85007

602-712-7175

WWW.AZDOT.GOV

Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.
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SURPRISE
ARIZONA

FS17-096
Burger King
Conditional Use Permit

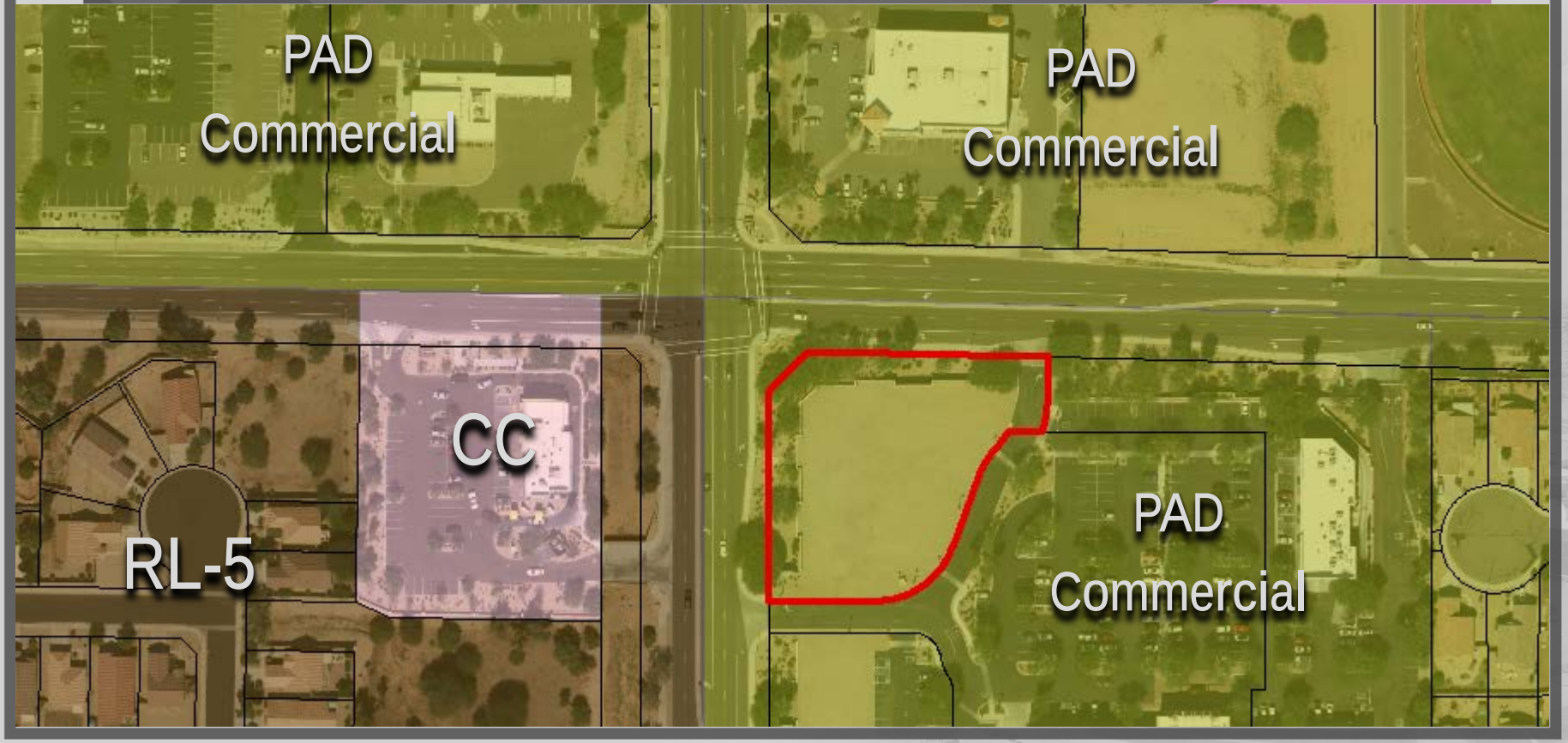
Planning and Zoning Commission

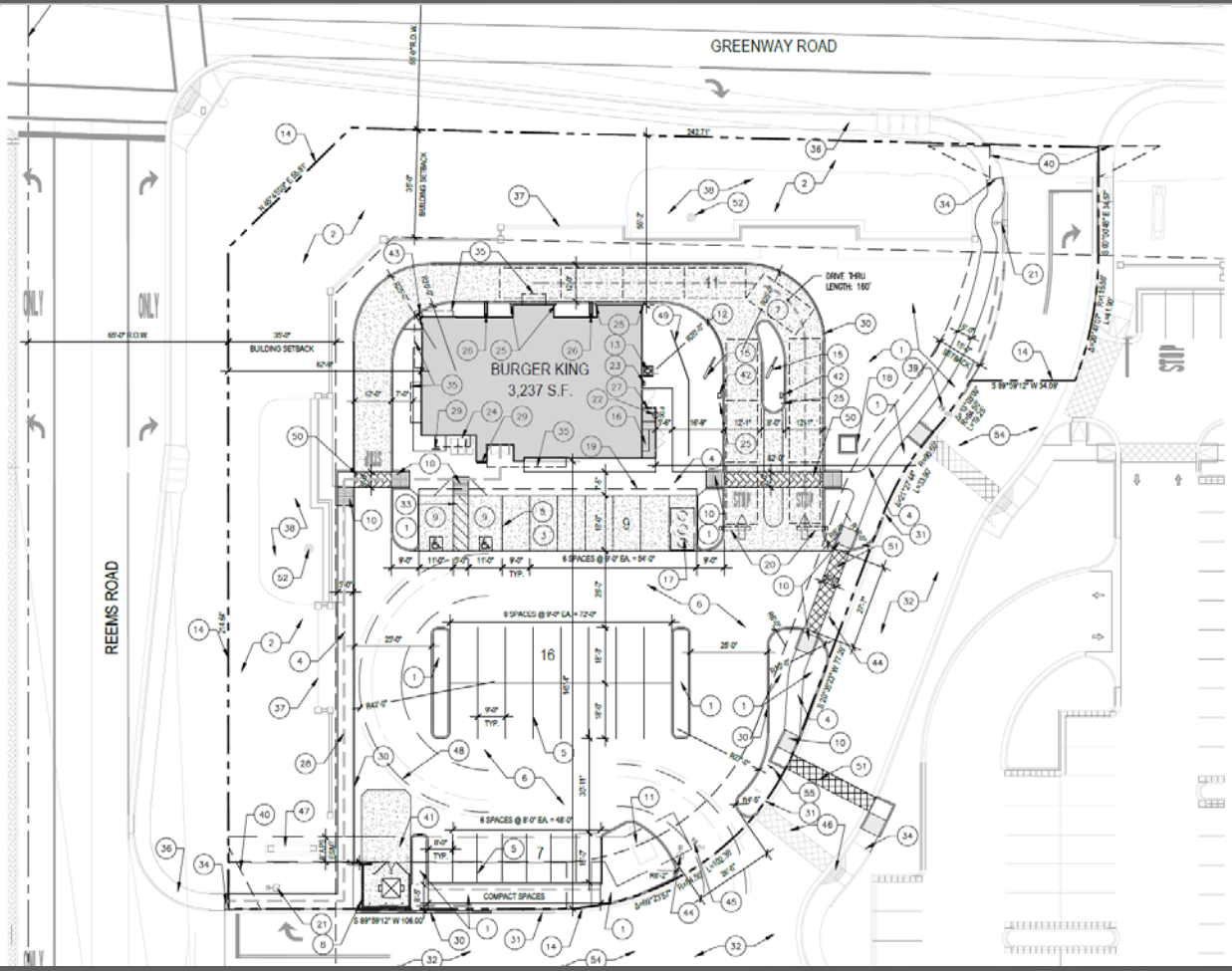
July 6, 2017

VICINITY MAP

VICINITY MAP

SURROUNDING ZONING

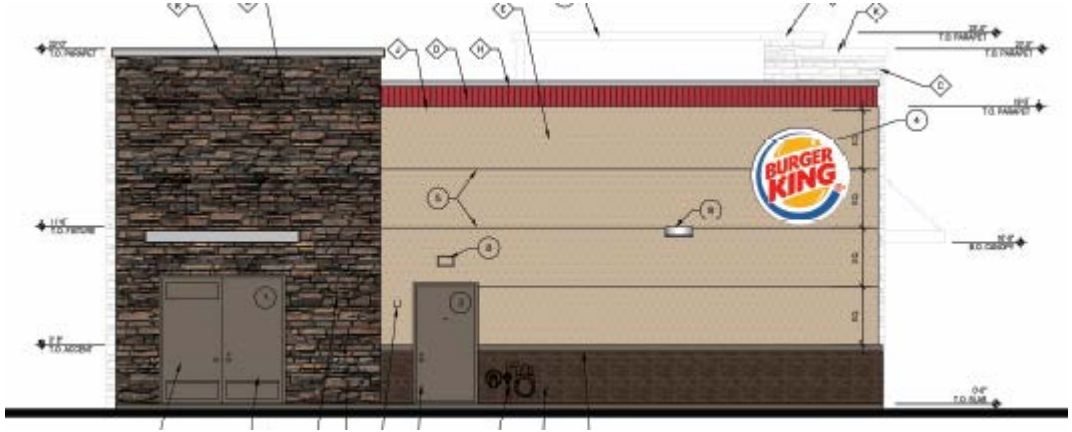



GREENWAY ROAD
REEMS ROAD
BURGER KING
3,237 S.F.
DRIVE THRU
LENGTH: 160'
BUILDING SETBACK
COMPACT SPACES
ONLY
STOP

GREENWAY ROAD
REEMS ROAD
HATCHED AREA IS EXITING
PROPERTY LINE
LINE OF SIGHT (typ)
3' SCREEN WALL
BURGER KING
3,237 S.F.
BIKE RACK
F.D.C.
STOP
TRANSFORMER
PROPERTY LINE
RAMP (typ)
ONLY
S 89°59'12" W 106.00' PROPERTY LINE

BURGER KING
HOME OF THE WHOPPER

BURGER KING


BURGER KING

BURGER KING
BURGER KING

Citizen Outreach

<u>April 12, 2017</u>:

- 1 person attended in favor
  - Encouraged Developer to hire local

STAFF RECOMMENDATION

<u>Staff Recommendation</u>:

- Approval

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission

July 6, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 6, 2017	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action regarding a Conditional Use Permit for an automotive service station in the Surprise Farms PAD, at the southwest corner of Bell Road and the Loop 303 freeway.

Motion:

Motion to approve the requested Conditional Use Permit subject to stipulations "a" through “e” as recommended by staff.

Background:

Patrick Musser of PM Design Group, Inc. on behalf of Bell Road and Loop 303, LLP seeks approval of a Conditional Use Permit (CUP) to allow an automotive service center in the Surprise Farms Gateway portion of the Surprise Farms PAD. The proposed facility will be sited on a currently vacant pad located adjacent to Bell Road and to the north of the WinCo center parking lot. Site improvements will include a 6,174 square foot convenience store, 3,600 square foot fuel canopy, on-site parking, landscaping, signage and supporting infrastructure. The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports convenience uses such as that proposed. The subject property also lies within the Transit Oriented Development Sub Area. Although the proposed CUP does little to enhance the goals and policies of the Sub Area, the proposed CUP does not conflict with those goals and policies. Staff believes the proposed Conditional Use Permit is consistent with the manner and intent of the Surprise Gateway portion of the Surprise Farms PAD. The site is appropriately designed and buffered from Bell Road.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ 00 - FS17-121 Corner Store at Surprise Farms Gateway Conditional Use Permit - Staff Report
- ☐ 01 - FS17-121 Corner Store at Surprise Farms Gateway Conditional Use Permit - Vicinity Map
- ☐ 02 - FS17-121 Corner Store at Surprise Farms Gateway Conditional Use Permit - Case Map
- ☐ 3a - FS17-121 Corner Store at Surprise Farms Gateway Conditional Use Permit - Site Plan
- ☐ 3b - FS17-121 Corner Store at Surprise Farms Gateway Conditional Use Permit - Site Plan
- ☐ 3c - FS17-121 Corner Store at Surprise Farms Gateway Conditional Use Permit - Site Plan
- ☐ 04 - FS17-121 Corner Store at Surprise Farms Gateway Conditional Use Permit - Landscape Plan
- ☐ 05 - FS17-121 Corner Store at Surprise Farms Gateway Conditional Use Permit - Elevations
- ☐ 06 - FS17-121 Corner Store at Surprise Farms Gateway Conditional Use Permit - Color Elevations
- ☐ SIGN PACKAGE
- ☐ PRESENTATION

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Robert H. Kuhfuss, AICP

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS17-121**
Project Name:	Corner Store at Surprise Gateway
Council District:	1
Meeting Date:	**July 6, 2017**
Planner:	Robert H. Kuhfuss, AICP

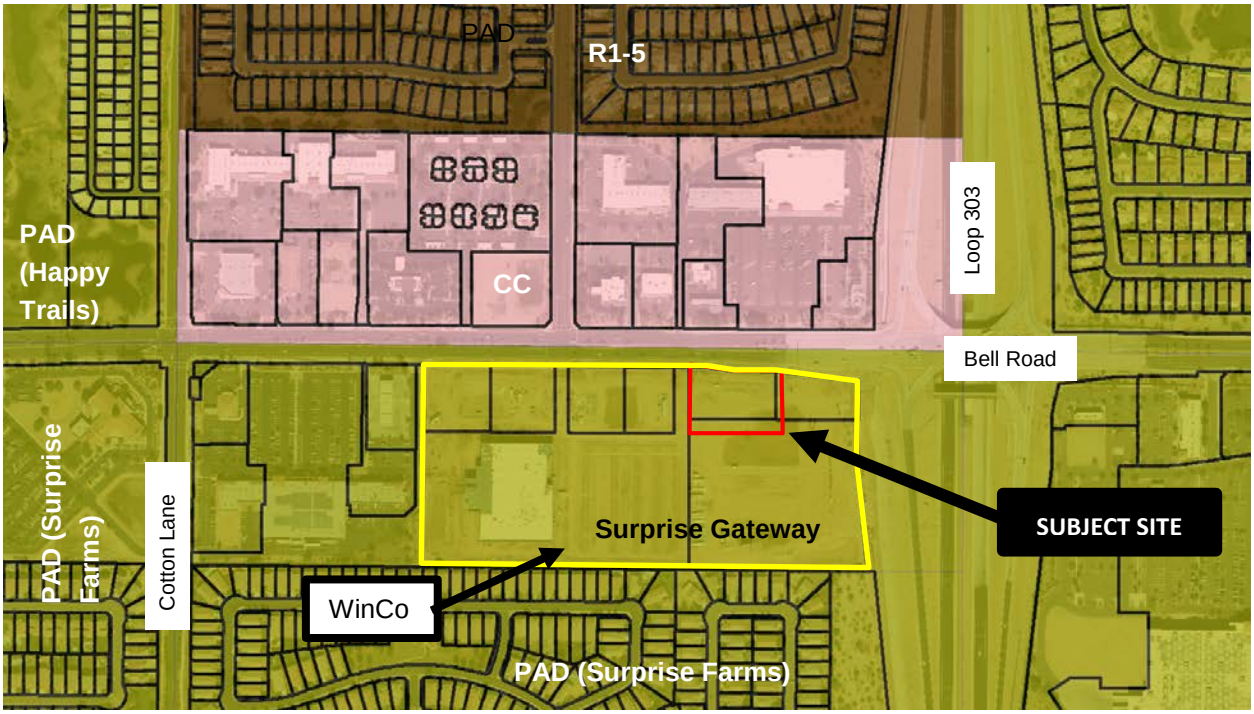
Owner:	Bell Road and Loop 303, LLP
Applicant:	Patrick Musser of PM Design Group, Inc.
Request:	Conditional Use Permit for an automotive service station in the PAD zoning district (Surprise Farms)
Site Location:	South side of Bell Road, west of Loop 303
Site Size:	2.17 gross acres (approx.)
Density:	N/A
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known
Staff Recommendation:	Staff recommends the Commission **approve** the proposed Conditional Use Permit, subject to stipulations ‘a’ through ‘e’.

Project Description:

Patrick Musser of PM Design Group, Inc. on behalf of Bell Road and Loop 303, LLP seeks approval of a Conditional Use Permit (CUP) to allow an automotive service center in the Surprise Farms Gateway portion of the Surprise Farms PAD. The proposed facility will be sited on a currently vacant pad located adjacent to Bell Road and to the north of the WinCo center parking lot. Site improvements will include a 6,174 square foot convenience store, 3,600 square foot fuel canopy, on-site parking, landscaping, signage and supporting infrastructure.

Existing Zoning:

The following map and associated chart depict the existing zoning of the subject site and its surrounds.



CC	CC	CC
PAD (Commercial)	**PAD (Commercial)**	PAD (Commercial)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)

Background:

March 27, 1995: The City Council approved the original Surprise Farms / Villages at Surprise South PAD under case PAD95-003.

July 15, 2008: The Planning and Zoning Commission approved the Comprehensive Sign Plan for Surprise Farms Gateway under case PADA08-037.

October 8, 2013: The Planning and Zoning Commission approved a Major Site Plan for WinCo under case FS13-289. Said site plan included reference to future conceptual development on the subject property.

April 24, 2015: Staff approved a Minor Amendment to the WinCo site plan under case FS15-090. Changes under this amendment were primarily centered about landscape and hardscape enhancements.

January 5, 2017: The subject request was discussed at a regularly scheduled Concept Review meeting under case CR16-546.

February 27, 2016: The applicant filed a request for a Conditional Use Permit and related Minor Land Division under case FS17-121, the subject case.

May 12, 2017: Staff approved the Minor Land Division requested under FS17-121.

April 12, 2016: The applicant held a Citizen Outreach meeting.

Citizen Outreach:

As noted above, the applicant held a Citizen Review meeting on April 12, 2016, which was sparsely attended; however, input regarding the proposed facility was favorable. The site was also posted and advertised in accordance with the SUDC.

Analysis and Discussion:

The Surprise Farms / Villages at Surprise South PAD was approved under Title 17 and references the C-2 uses listed under Title 17 as permitted uses. "Automobile service stations" are listed as a Conditional Use in C-2, but requires an analysis of any proposed Conditional Use to be based on certain criteria. Section 17.36.050 of Title 17 states:

> *"No conditional use permit shall be given for a use that is not listed in this title as a conditional use or is not deemed by the commission as equivalent to a listed conditional use in the particular district in which it is proposed to be located. The commission shall consider the effect of the proposed use upon the health, safety and general welfare of occupants of*

surrounding land, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the General Plan. The commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application."

The subject property is located within a currently vacant pad site to the north and east of the WinCo center parking lot. The main retail building will be located along the southern end of the site, with the fuel canopy located adjacent to Bell Road. Parking for the retail store will consist of 37 standard parking spaces and 2 accessible spaces located around the main building, with access aisles extending to the west, east, and south. A 3'-4" masonry wall, faced with faux stone to match the WinCo center, will screen the facility from Bell Road. A trash enclosure will be located near the southeast corner of the site. Pedestrian connectivity will extend from Bell Road along the east side of the site to the store front, then to the southwest corner of the site. From that point, the connectivity will extend across the drive aisles to the south and west. The site will be well-landscaped using plant species consistent with the WinCo center.

Architecturally, the main retail building does not necessarily "match" the WinCo center; however, the applicant has attempted to reference certain architectural features found in the existing building stock such as the steel window awnings and faux stone, while creating a visually interesting building. Staff is comfortable with allowing these deviations from the existing development. Of interest, the aforementioned steel window canopies will be painted CST Green in keeping with the corporate branding for Corner Store. The fuel canopy will be white in color and supported by columns faced in the same faux stone.

The front of the main retail building will include approximately 128 square feet of signage consisting of "Corner Store", "ATM" and graphic panels. Both of the side elevations will include approximately 27 square feet of graphic sign panels. No wall signs are proposed for the south elevation of the main retail building. The proposed building signage is consistent with the parameters set forth by the Gateway at Surprise Farms Comprehensive Sign Plan (CSP).

The fuel canopy will include one (1) 18 square foot "Valero" sign to be located on one end of the north elevation of the canopy, together with one (1) 16 square foot "Corner Store" sign to be located on the opposite end of the north elevation. The east and west canopy elevations will each include either a "Corner Store" or "Valero" sign not to exceed approximately six (6) square feet. No signage is proposed for the south elevation of the fuel canopy. The Surprise Farms Gateway CSP is silent on fuel canopy signage; however, the Surprise Municipal Code will allow a maximum of two (2) fuel canopy signs with an aggregate sign area of six square feet. The proposed canopy signage exceeds those parameters; however, the proposed canopy signage is not unreasonable and since this is a Conditional Use Permit requiring a public hearing, staff is comfortable with the Commission approving the sign package as proposed should they so choose.

A 6' tall monument sign containing approximately 21 square feet of signage including a reader board for fuel pricing will be located along Bell Road. The Surprise Farms Gateway CSP allows for one "Type 3" monument sign to be located on Bell Road; however, the parameters for that type of sign do not anticipate a gas station tenant which generally must advertise fuel pricing. To accommodate this, the applicant proposes one (1) freestanding monument sign to be located on site. This sign will be 6' tall and will utilize materials approved in the CSP. Note that reader boards are currently allowed by Surprise Municipal Code for use with gas stations. Staff is therefore comfortable with the Commission allowing this freestanding sign if they so choose.

Utility and Services Table:

Electric:	APS
Water:	EPCOR
Wastewater:	Surprise
Refuse:	TBD
Natural Gas:	SWG
Irrigation:	N/A
Schools:	Dysart USD #89

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports convenience uses such as that proposed. The subject property also lies within the Transit Oriented Development Sub Area. Although the proposed CUP does little to enhance the goals and policies of the Sub Area, the proposed CUP does not conflict with those goals and policies.

Reviewing Agencies:

The project was routed to the standard reviewing agencies who offered the following comments:

Arizona Department of Transportation (ADOT): In an email dated March 1, ADOT stated that right-of-way related to Loop 303 is located within Bell Road adjacent to the site and any work within that right-of-way would require a permit from ADOT.

Luke Air Force Base (LAFB): In a letter dated March 3, 2017, LAFB indicated the proposed development will not negatively affect operation at the base, but recommends appropriate sound attenuation.

Maricopa Water District (MWD): In an email dated March 8, 2017, MWD stated the project is located within an area that is subject to a development agreement entered into between MWD and the original developer/landowner. Pursuant to that agreement, the developer must submit plans to MWD for review and approval, remit fees to cover that review, and include certain

language on the related Minor Land Division plat document. MWD states they are working with the developer on this project.

Summary:

Staff believes the proposed Conditional Use Permit is consistent with the manner and intent of the Surprise Gateway portion of the Surprise Farms PAD. The site is appropriately designed and buffered from Bell Road.

Findings:

- The proposed Conditional Use Permit is consistent with the Surprise General Plan 2035.
- The proposed Conditional Use Permit is consistent with the Surprise Farms PAD.
- The proposed Conditional Use Permit demonstrates compliance with the criteria set forth in Section 17.36.050 of Title 17, which was included by reference into the underlying PAD.
- The fuel canopy and monument signage associated with the proposed Conditional Use Permit exceeds that of the currently approved Comprehensive Sign Plan for Gateway at Surprise Farms.
- The Planning and Zoning Commission has the authority to approve and amend Comprehensive Sign Programs within the City of Surprise.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission approve the Conditional Use Permit proposed under case **FS17-121**, subject to stipulations 'a' through 'e' as outlined below:

a. Development and use of the site shall be consistent with the Site Plan entitled "CST Corner Store #1684" consisting of three (3) full size sheets (DD1, DD2, DD6), prepared by PM Design and stamped received April 28, 2017.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled "CST Corner Store #1684"" consisting of one (1) full size sheet (La.01), prepared by TJ McQueen & Associates and stamped received April 28, 2017.

c. Building elevations shall be consistent with the Elevations entitled "CST Corner Store #1684" consisting of three (3) full size sheets (DD3, DD4, DD5), prepared by PM Design and stamped received April 28, 2017.

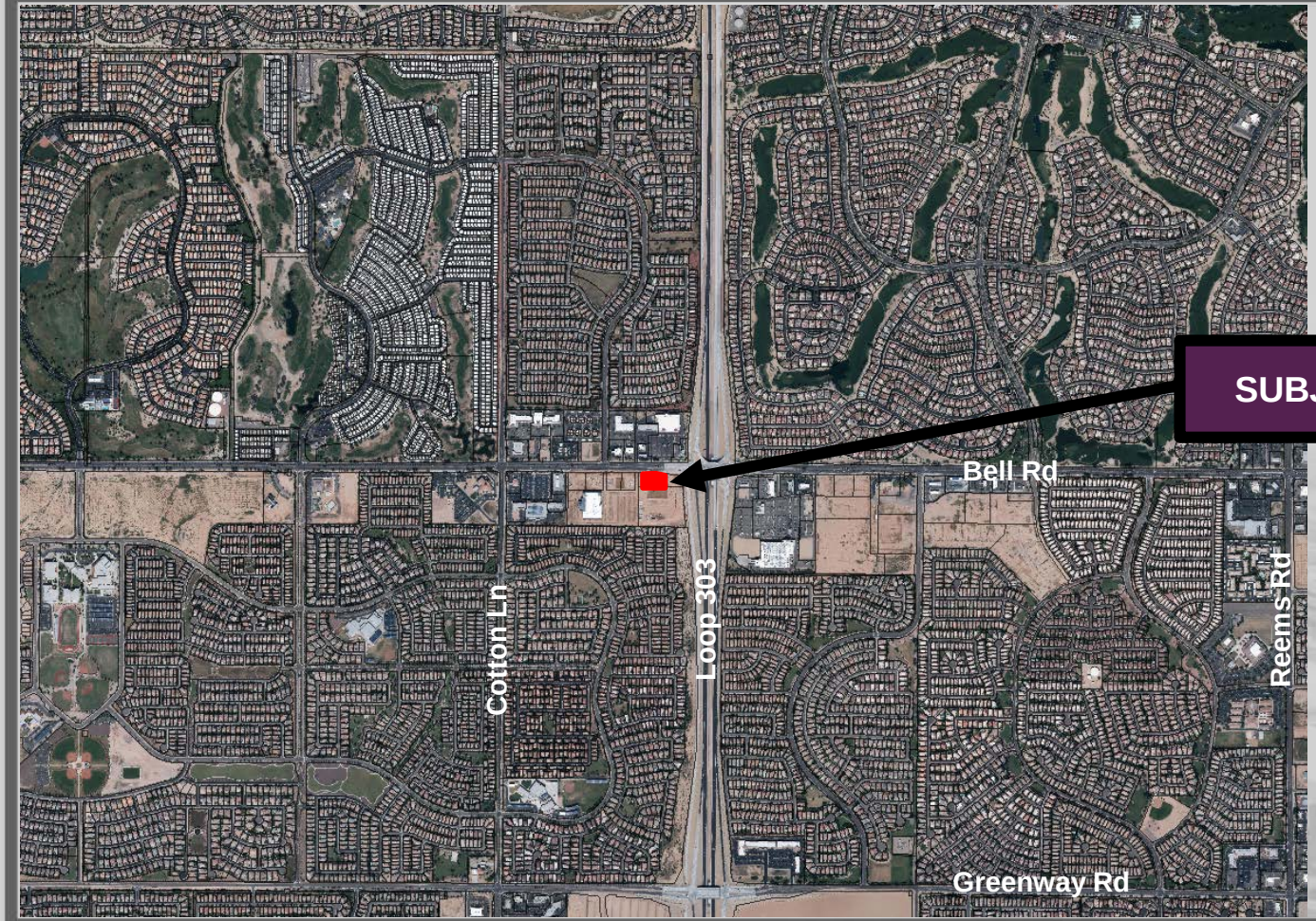
d. Signage for the site shall be consistent with the Sign Package entitled "CST Brands #1684" consisting of ten (10) sheets, prepared by Signs Plus and stamped received June 6, 2017.

e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

However, should the Commission wish to deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 – FS17-121 Vicinity Map (1 page)
02 – FS17-121 Case Map (1 page)
03 – FS17-121 Site Plan (3 pages)
04 – FS17-121 Landscape Plan (1 page)
05 – FS17-121 Elevations (3 pages)
06 – FS17-121 Elevations, Color (3 pages)
07 – FS17-121 Sign Package (10 pages)



FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit

Vicinity Map

North

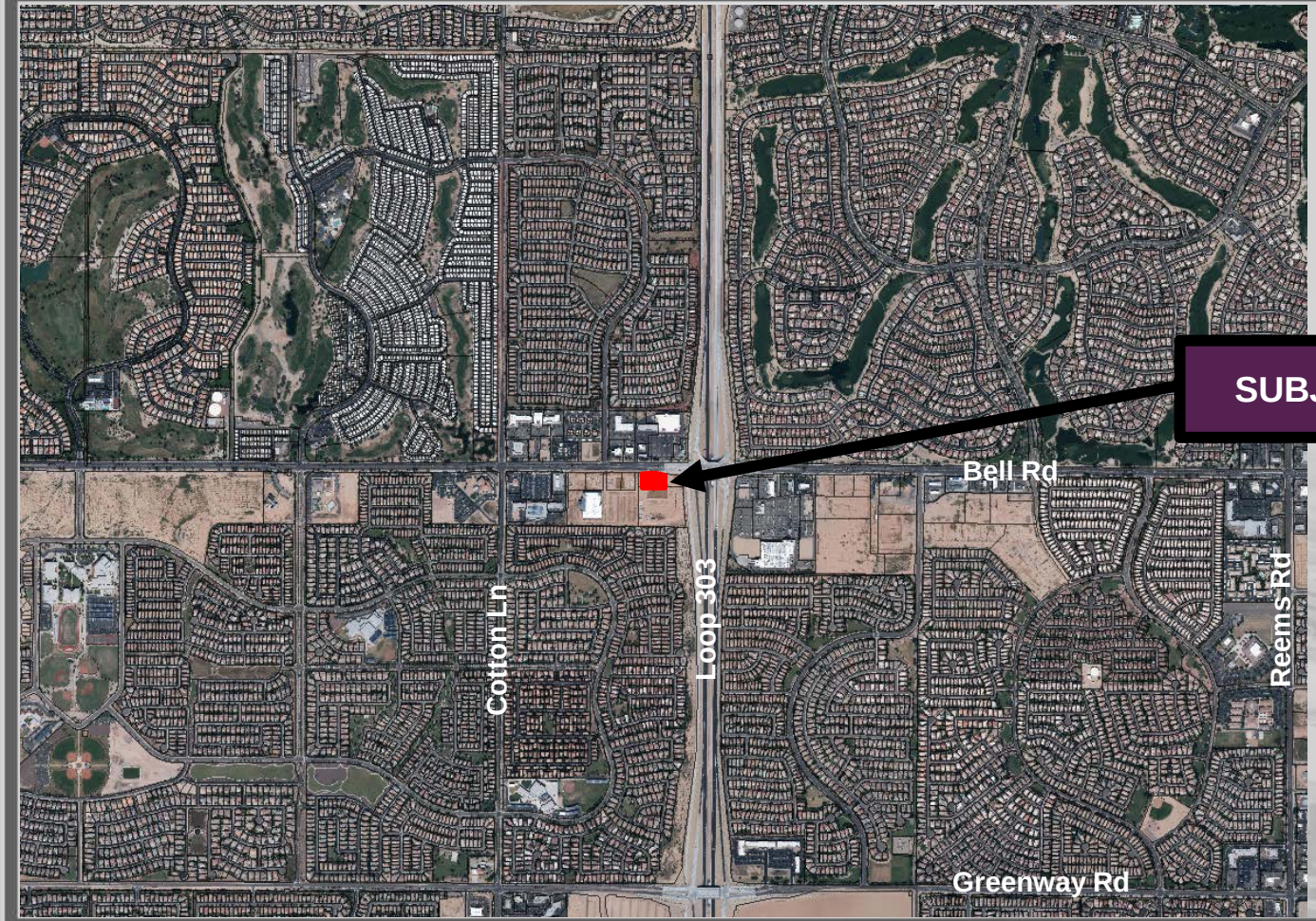
½ Mile

SURPRISE
ARIZONA

FS17-121 Corner Store at Surprise Farms Gateway Conditional Use Permit

Planning and Zoning Commission

July 6, 2017



FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit

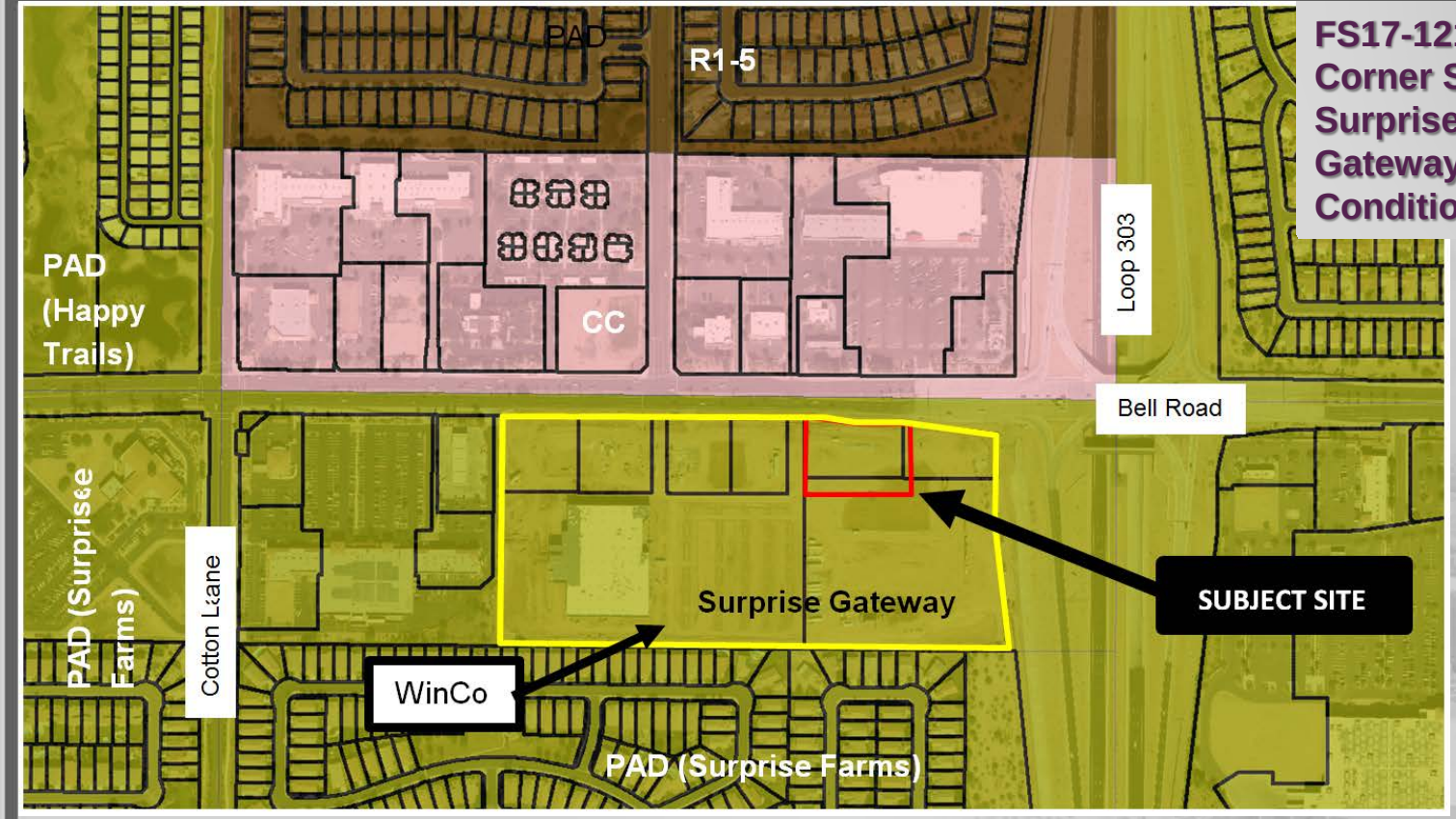
Vicinity Map

North

½ Mile

FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit

Case Map

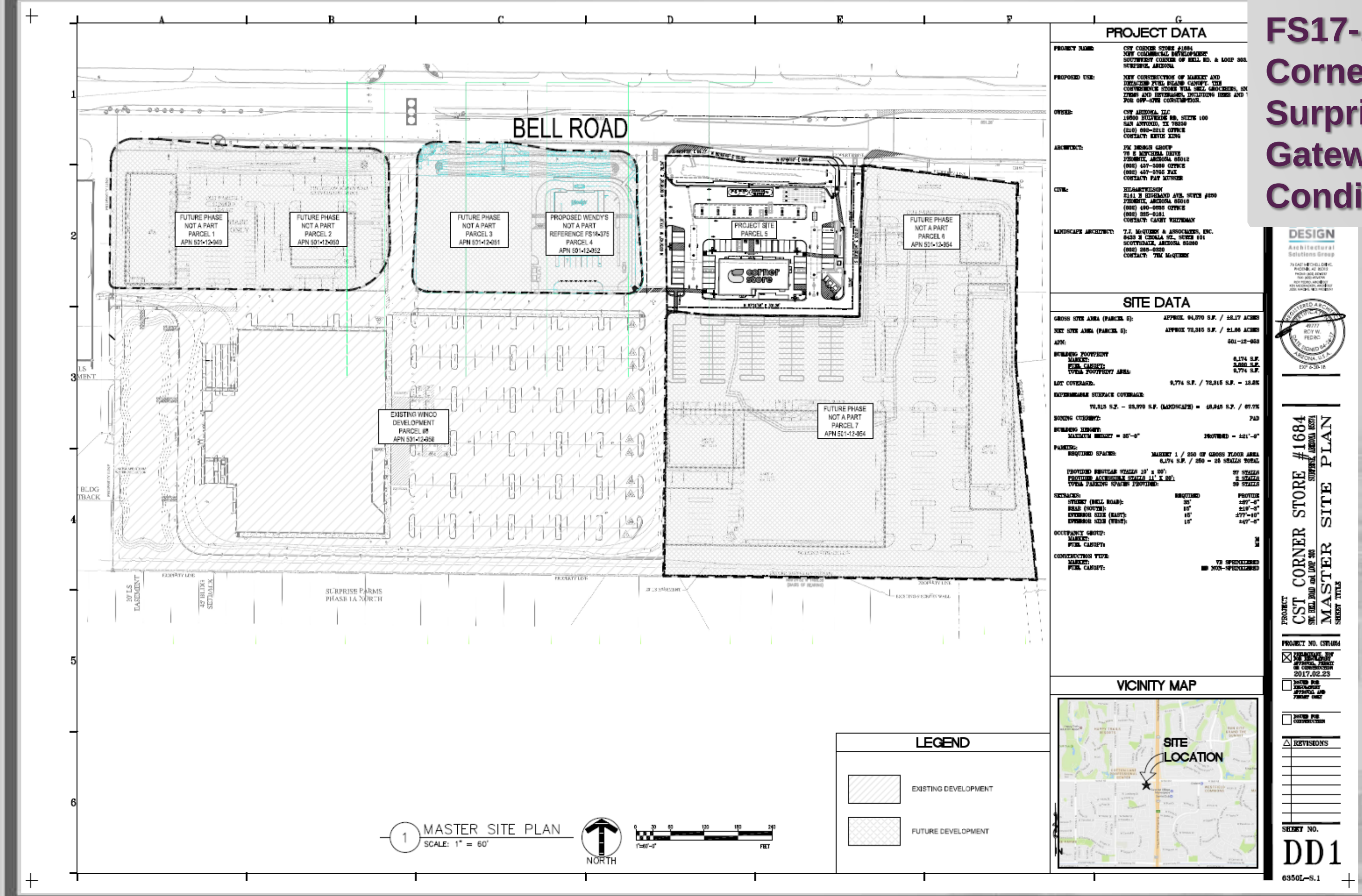


North

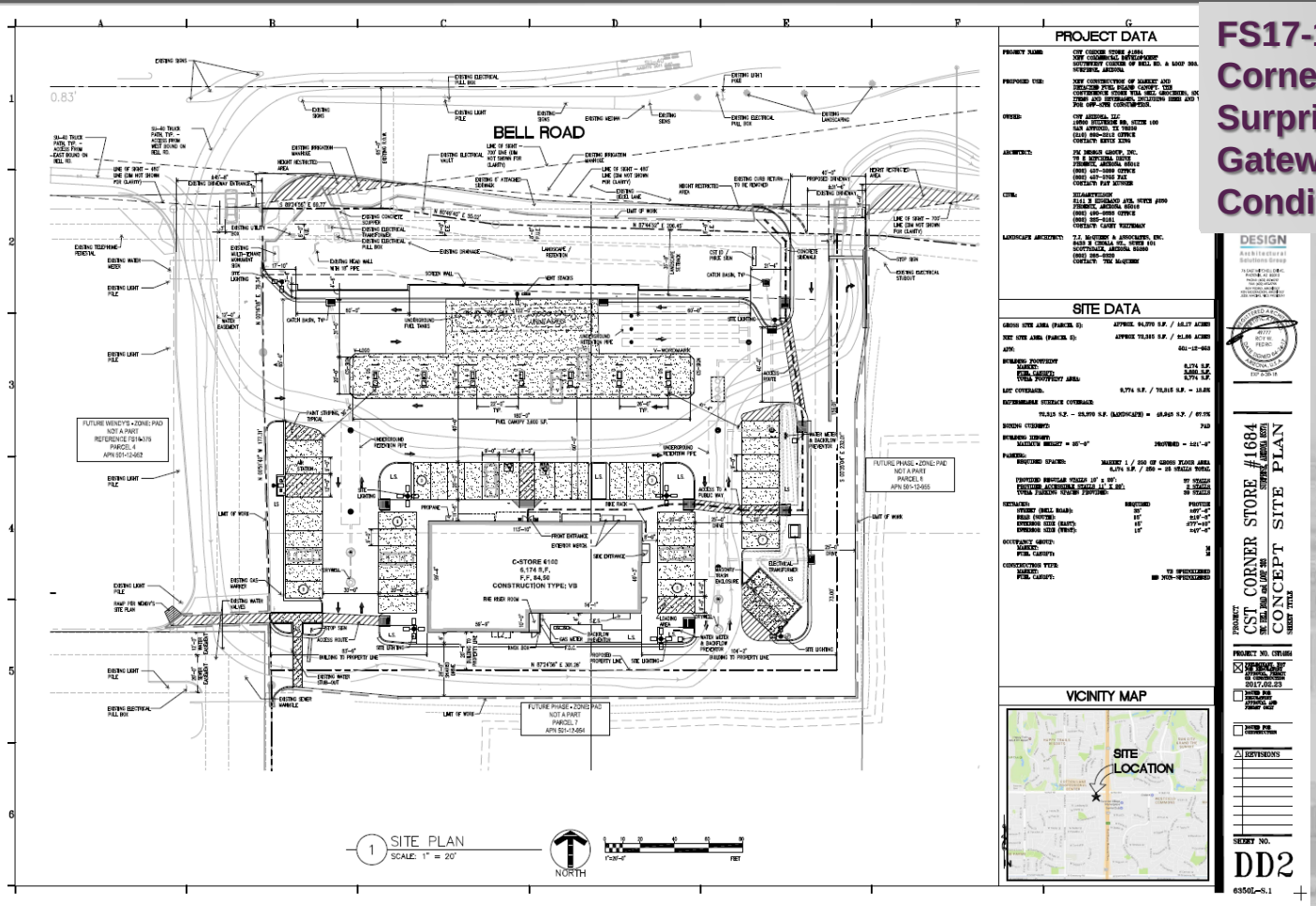
¼ Mile

FS17-121
Corner Store at Surprise Farms Gateway Conditional Use Permit

Site Plan

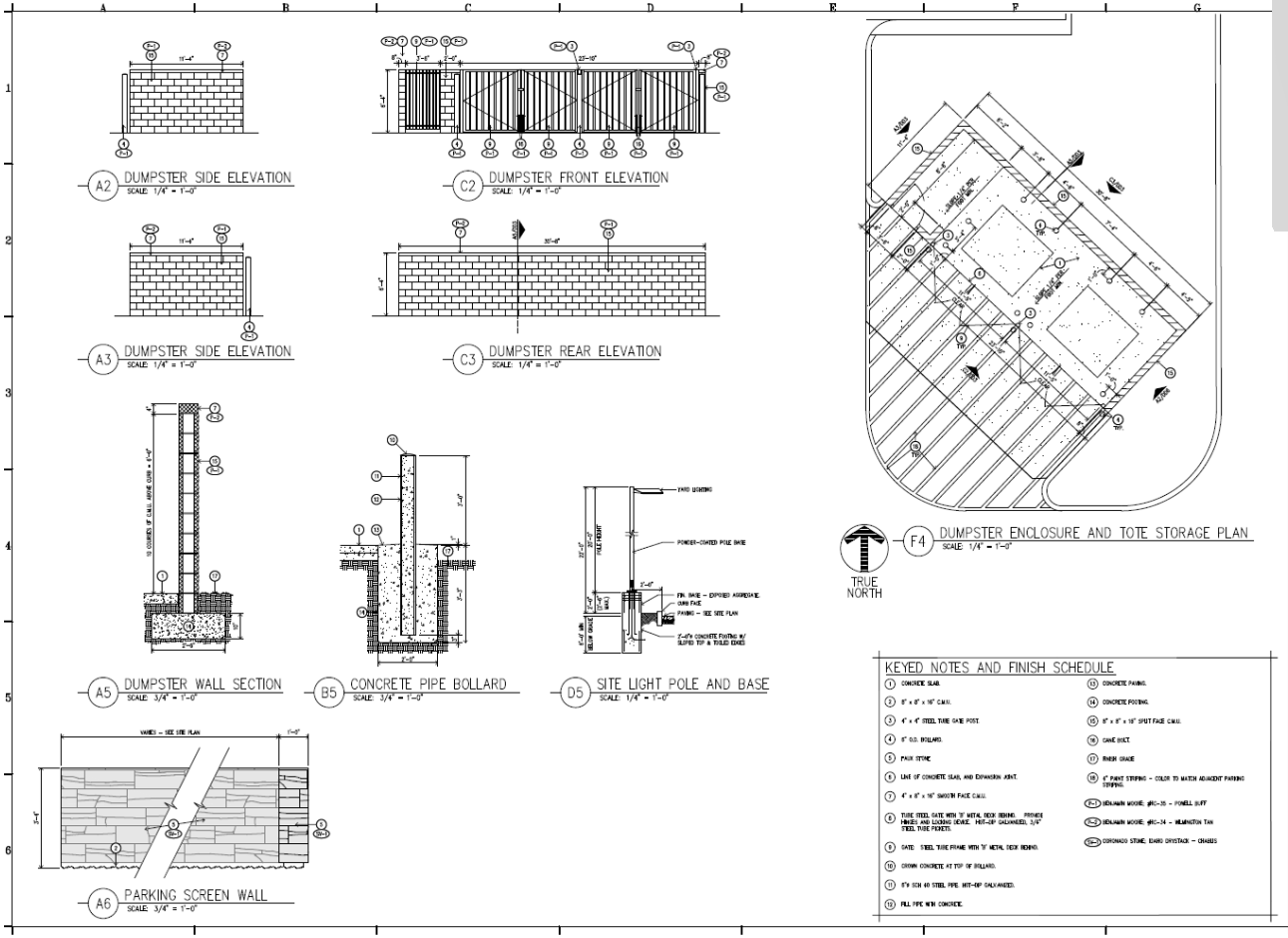


FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit



Site Plan

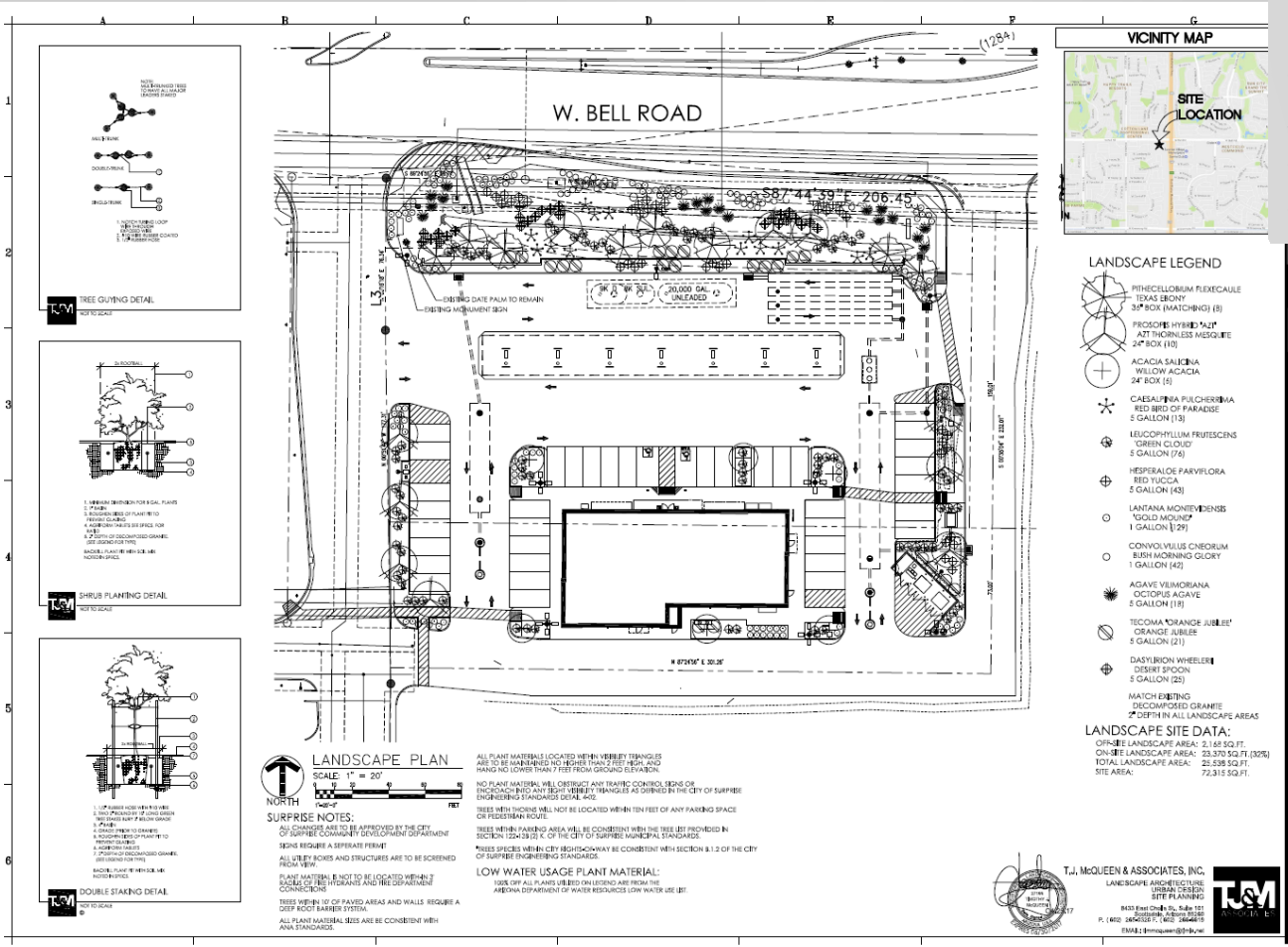
FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit



Site Plan

FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit

Landscape Plan



FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit

Landscape Plan

Landscape Plan 1"=20'-0"

NORTH 0' 10' 20' 40'

Landscape Legend:

- OLEA EUROPEA 'WILSONII' FRUITLESS / POLLENLESS OLIVE 36" BOX (MATCHING) (8)
- CERCIDIUM HYBRID DESERT MUSEUM 24" BOX (10)
- ACACIA SALICINA WILLOW ACACIA 24" BOX (6)
- CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE 5 GALLON (13)
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (76)
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (43)
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (129)
- CONVOLVULUS CNEORUM BUSH MORNING GLORY 1 GALLON (42)
- AGAVE VILMORIANA OCTOPUS AGAVE 5 GALLON (18)
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (21)
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON (25)
- MATCH EXISTING DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE SITE DATA:

OFF-SITE LANDSCAPE AREA:	2,168 SQ.FT.
ON-SITE LANDSCAPE AREA:	23,370 SQ.FT.(32%)
TOTAL LANDSCAPE AREA:	25,538 SQ.FT.
SITE AREA:	72,315 SQ.FT.

CST #1684 -LANDSCAPE PLAN

SWC BELL ROAD and LOOP 303
SURPRISE, AZ

PM DESIGN Architectural Solutions Group

STACKlot

4.10.17

FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit

Elevations

NORTH elevation 1/4"=1'-0"

EAST elevation 1/4"=1'-0"

Color Legend:

- BENJAMIN MOORE HC-35 "POWEL BUFF"
- CORNADO STONE CHISELED STONE SILL CHABLIS
- BENJAMIN MOORE HC-34 "WILMINGTON TAN"
- CORONADO STONE IDAHO DRYSTACK "CHABLIS"
- NICHIHA VINTAGE WOOD SERIES "CEDAR"
- CST GREEN 1

CST CORNER STORE #1684
SWC Bell Road and Loop 303
Surprise, Arizona 85034

PM DESIGN Architectural Solutions Group

STACKlot

4.24.17

FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit

SOUTH elevation 1/4"=1'-0"

WEST elevation 1/4"=1'-0"

Color Legend:

- BENJAMIN MOORE HC-35 "POWEL BUFF"
- CORNADO STONE CHISELED STONE SILL CHABLIS
- BENJAMIN MOORE HC-34 "WILMINGTON TAN"
- CORONADO STONE IDAHO DRYSTACK "CHABLIS"
- NICHIHA VINTAGE WOOD SERIES "CEDAR"
- CST GREEN 1

CST CORNER STORE #1684

SWC Bell Road and Loop 303
Surprise, Arizona 85034

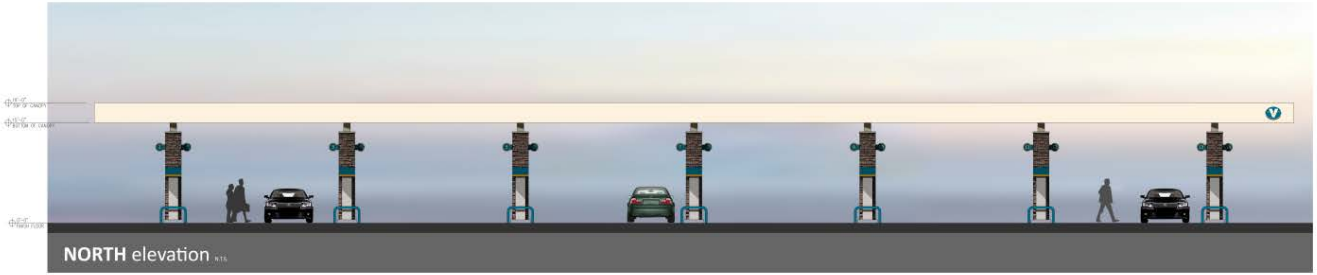
PM DESIGN

STACKlot

4.24.17

Elevations

FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit



Color Legend:

CST CORNER STORE #1684

SWC Bell Road and Loop 303
Surprise, Arizona 85034

4.24.17

Elevations

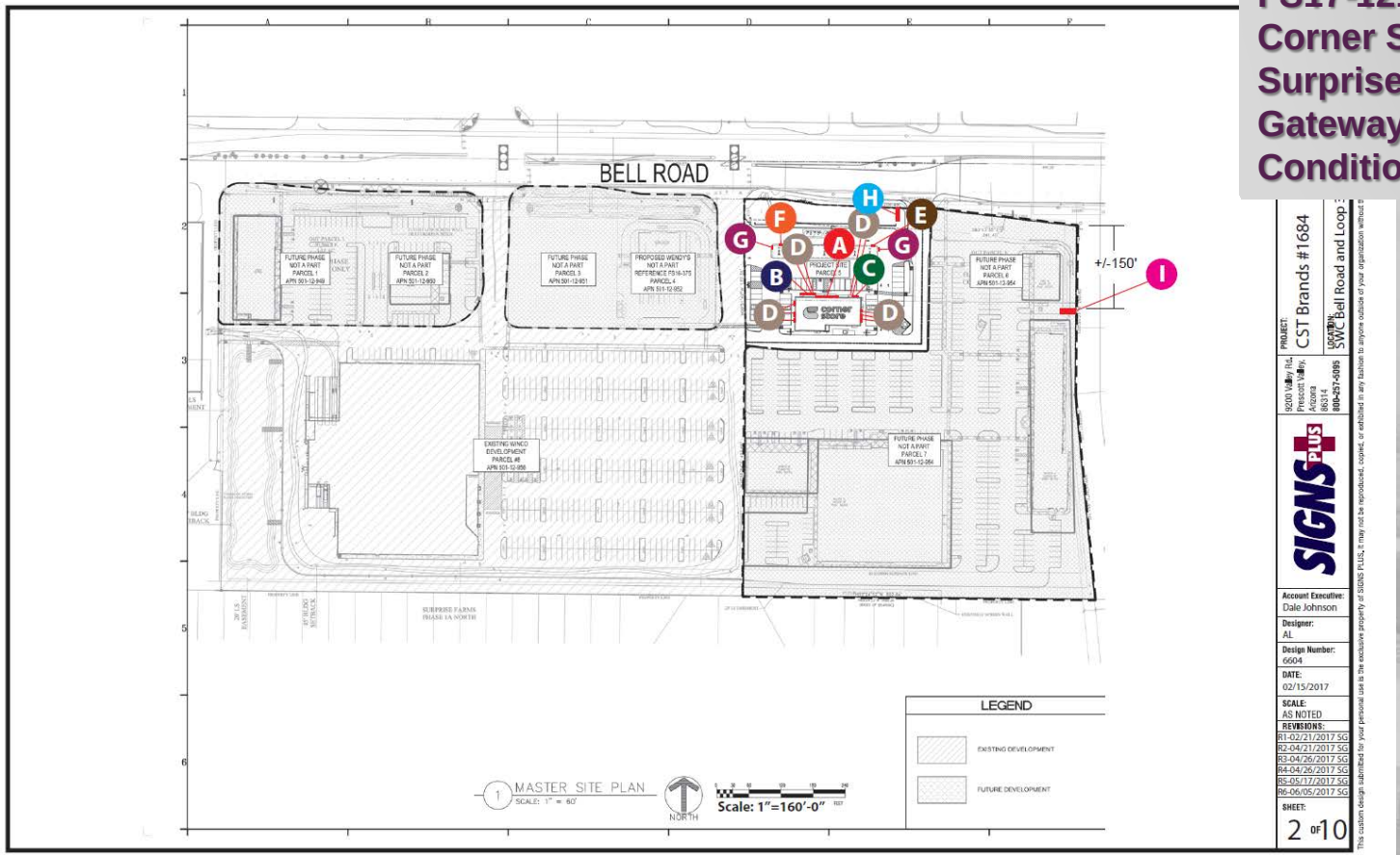
FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit

Perspective

FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit

Perspective

FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit



Sign Plan

FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit

Sign Plan

NEW ILLUMINATED CORNER STORE CHANNEL LETTERS

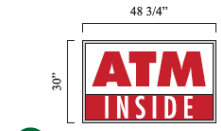
GRAPHIC SIGN FRAMES
4 @ 8.55 = 34.20 SF

NORTH BUILDING ELEVATION

SCALE: 3/32"=1'-0"

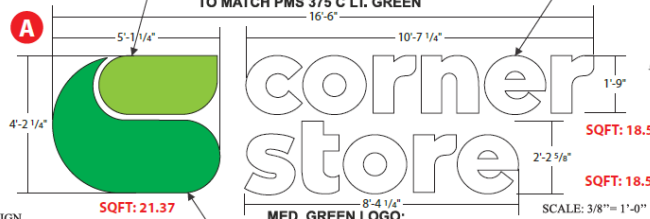
LT. GREEN LOGO:
- 4" EXTREME GREEN WRISCO ALUM. RETURNS
- 1" HOLIDAY INN GREEN JEWELITE TRIM
- 3/16" PLEX FACE WITH EFI 2nd SURFACE PRINT TO MATCH PMS 375 C LT. GREEN

"CORNER STORE" LETTERING:
- 4" IVY GREEN WRISCO ALUM. RETURNS
- 1" HUNTER GREEN JEWELITE TRIM
- 3/16" #7328 WHITE PLEX FACE



SCALE: 3/8"= 1'-0"

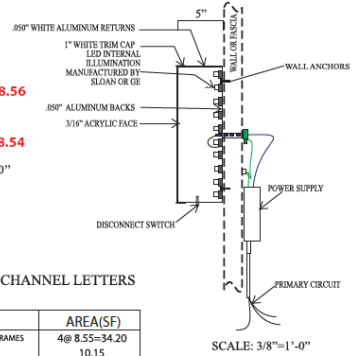
NEW ILLUMINATED FRESH CHOICES S/F WALL SIGN
SQFT: 10.15



SQFT: 21.37
SQFT: 18.56
SQFT: 18.54

SCALE: 3/8"= 1'-0"

MED. GREEN LOGO:
- 4" BP GREEN WRISCO ALUM. RETURNS
- 1" SOLID GREEN JEWELITE TRIM
- 3/16" PLEX FACE WITH EFI 2nd SURFACE PRINT TO MATCH PMS 354 C MED. GREEN



SCALE: 3/8"=1'-0"

⑥ NEW ILLUMINATED CORNER STORE CHANNEL LETTERS

SQFT: 25.55

"MARKET" LETTERING:
- 4" YELLOW WRISCO ALUM. RETURNS
- 1" YELLOW JEWELITE TRIM
3/16" #2037 YELLOW PLEX FACE

SIGN	AREA(SF)
GRAPHIC SIGN FRAMES	4@ 8.55=34.20
ATM INSIDE	10.15
LOGO	21.37
MARKET	25.55
CORNER	18.56
STORE	18.54
TOTAL	128.37

PROJECT: CST Brands #1684
LOCATION: SWC Bell Road and Loop
9200 Valley Rd., Prescott Valley, Arizona 86314 800-257-5095

SIGNS PLUS

Account Executive: Dale Johnson
Designer: AL
Design Number: 6604
DATE:
SCALE: AS NOTED
REVISIONS:
R1-02/21/2017 SG
R2-04/21/2017 SG
R3-04/26/2017 SG
R4-04/26/2017 SG
R5-05/17/2017 SG
R6-06/05/2017 SG
SHEET: 3 OF 10

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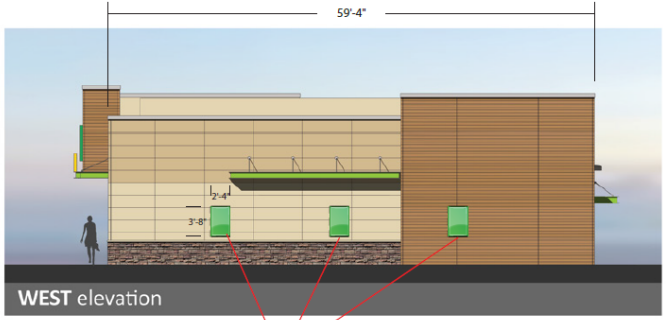
FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit

SCALE: 3/32"=1'-0"

D GRAPHIC SIGN FRAMES
3 @ 8.55 =25.65SF



SCALE: 3/32"=1'-0"

D GRAPHIC SIGN FRAMES
3 @ 8.55 =25.65SF

PROJECT: CST Brands #1684

LOCATION: SWC Bell Road and Loop 3

9200 Valley Rd.
Prescott Valley, Arizona
86314
928-257-5095

SIGNS PLUS

Account Executive: Dale Johnson

Designer: AL

Design Number: 6604

DATE:

SCALE: AS NOTED

REVISIONS:
R1-02/21/2017 SG
R2-04/21/2017 SG
R3-04/26/2017 SG
R4-04/26/2017 SG
R5-05/17/2017 SG
R6-06/05/2017 SG

SHEET: 4 OF 10

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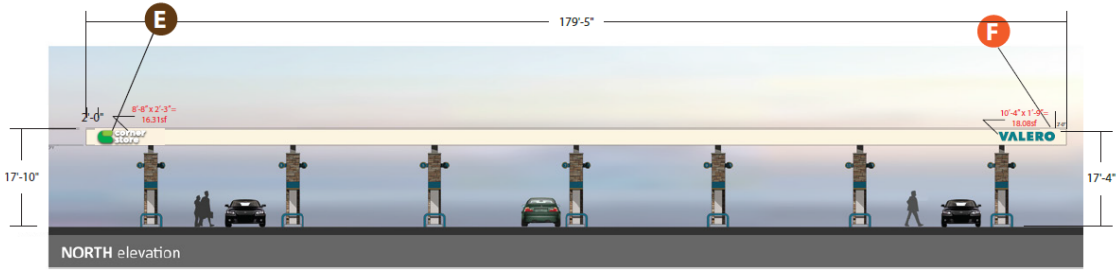
Sign Plan

FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit



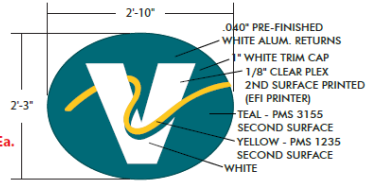
SCALE 1/16"=1'-0"

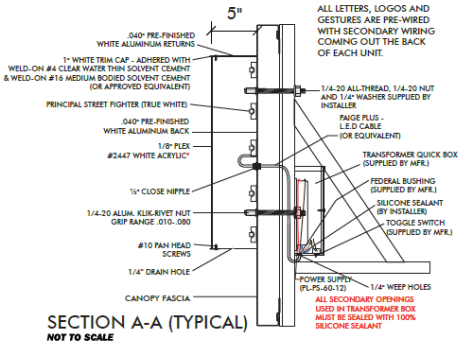
WEST & EAST ELEVATIONS

G CANOPY PAN CHANNEL LOGO

Scale: 3/4" = 1'-0"

Qty. 2
SQFT: 6.36 Ea.





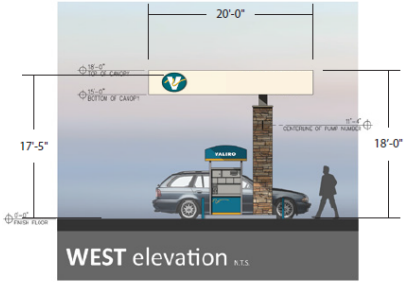
ALL LETTERS, LOGOS AND GESTURES ARE PRE-WIRED WITH SECONDARY WIRING COMING OUT THE BACK OF EACH UNIT.

SECTION A-A (TYPICAL)
NOT TO SCALE

ALL SIGN COMPONENTS MUST BE U.L. LISTED.

SIGN	AREA(SF)
Valero Logo	2@6.36=12.72
Valero	18.08
CS Logo	6.00
Corner	5.13
Store	5.17
TOTAL	47.10

G



SCALE 3/32"=1'-0"

East Elevation Similar

PROJECT: CST Brands #1684
LOCATION: SWC Bell Road and Loop 3

9200 Valley Rd.
Prescott Valley, Arizona 86314
800-257-6086

SIGNS PLUS

Account Executive: Dale Johnson
Designer: AL
Design Number: 6604
DATE: 02/15/2017
SCALE: AS NOTED
REVISIONS:
R1-02/21/2017 SG
R2-04/21/2017 SG
R3-04/26/2017 SG
R4-04/26/2017 SG
R5-05/17/2017 SG
R6-06/05/2017 SG
SHEET: 7 OF 10

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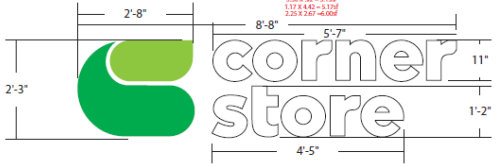
Sign Plan

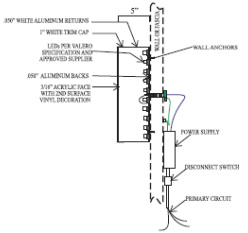
FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit

E CANOPY PAN CHANNEL LOGO | Scale: 1/2" = 1'-0" | Qty. 1 | SQFT: 16.31

5.08 X .02 = 5.15sf
1.17 X 4.42 = 5.17sf
2.25 X 2.67 = 6.00sf



CHANNEL LETTER DETAILS - LED ILLUMINATION

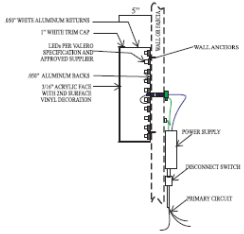


SIDE VIEW

•CORNER STORE LOGO

F CANOPY PAN CHANNEL LOGO | Scale: 1/2" = 1'-0" | Qty. 1 | SQFT: 18.08

CHANNEL LETTER DETAILS - LED ILLUMINATION



SIDE VIEW

• VALERO LOGO

ACM FASCIA WITH ILLUMINATED CHANNEL LETTERS

CAN-1

L.E.D. SPECIFICATIONS

MANUFACTURER/MODEL: PRINCIPAL STREET FIGHTER / PL-OP2-SF3-P TW (TRUE WHITE)
(1.6) MODULES PER FOOT
POWER SUPPLY: 60W PL-PS-60-12
RUN UP TO 50' FT. (80 MODULES)

PROJECT: CST Brands #1684
LOCATION: SWC Bell Road and Loop 1

9200 Valley Rd.
Prescott Valley, Arizona 86314
800-257-5095

SIGNS PLUS

Account Executive: Dale Johnson
Designer: AL
Design Number: 6604
DATE: 02/15/2017
SCALE: AS NOTED
REVISIONS:
R1-02/21/2017 SG
R2-04/21/2017 SG
R3-04/25/2017 SG
R4-04/26/2017 SG
R5-05/17/2017 SG
R6-06/05/2017 SG
SHEET: 8 OF 10

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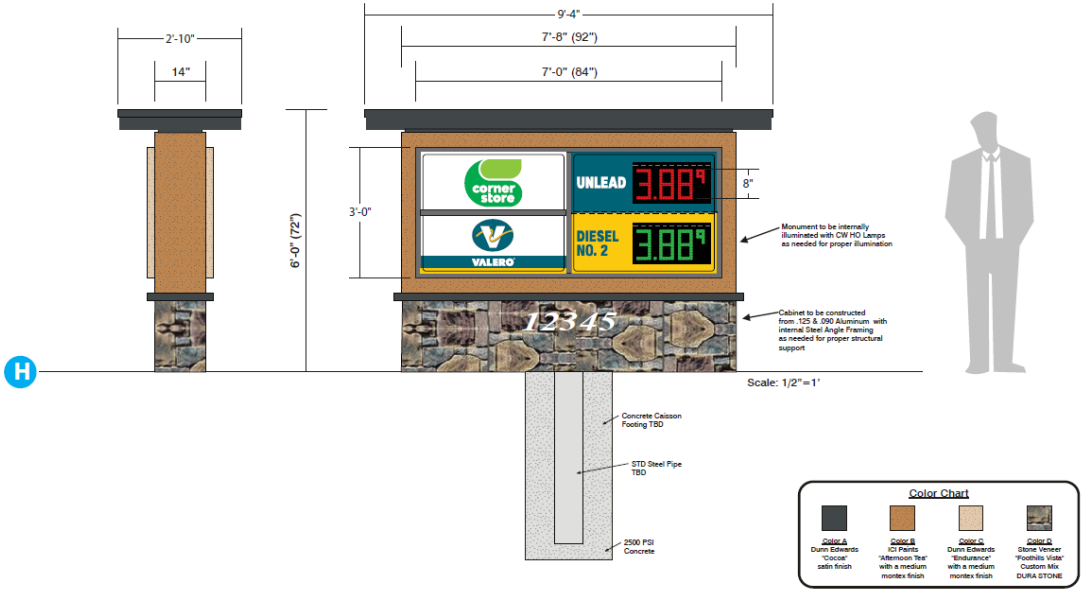
Sign Plan

FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit



PROJECT: CST Brands #1684

LOCATION: SWC Bell Road and Loop 303

9200 Valley Rd.
Prescott Valley,
Arizona
86314
928-237-5098

SIGNS PLUS

Account Executive: Dale Johnson

Designer: AL

Design Number: 6604

DATE: 02/15/2017

SCALE: AS NOTED

REVISIONS:
R1-02/21/2017 SG
R2-04/21/2017 SG
R3-04/26/2017 SG
R4-04/26/2017 SG
R5-05/17/2017 SG
R6-06/05/2017 SG

SHEET: 9 OF 10

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Sign Plan

FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit

65'-0"

Scale:
3/32" = 1'-0"

I FREEWAY SIGN PANEL

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

Manufacture and install one (1) new routed out graphics backed with plex and applied first surface vinyl.

PROJECT: CST Brands #1684

LOCATION: SWC Bell Road and Loop

9200 Valley Rd.
Prescott Valley,
Arizona
86314
800-257-5095

SIGNS PLUS

Account Executive: Dale Johnson

Designer: AL

Design Number: 6604

DATE: 02/15/2017

SCALE: AS NOTED

REVISIONS:
R1-02/21/2017 SG
R2-04/21/2017 SG
R3-04/25/2017 SG
R4-04/26/2017 SG
R5-05/17/2017 SG
R6-06/05/2017 SG

SHEET: 10 OF 10

This custom design submitted for your personal use is the exclusive property of SIGNS PLUS. It may not be reproduced, copied, or exhibited in any fashion to anyone outside of your organization without the

Sign Plan

FS17-121
Corner Store at
Surprise Farms
Gateway
Conditional Use Permit

Staff Recommendation

Approve

Subject to Stipulations “a” – “e”

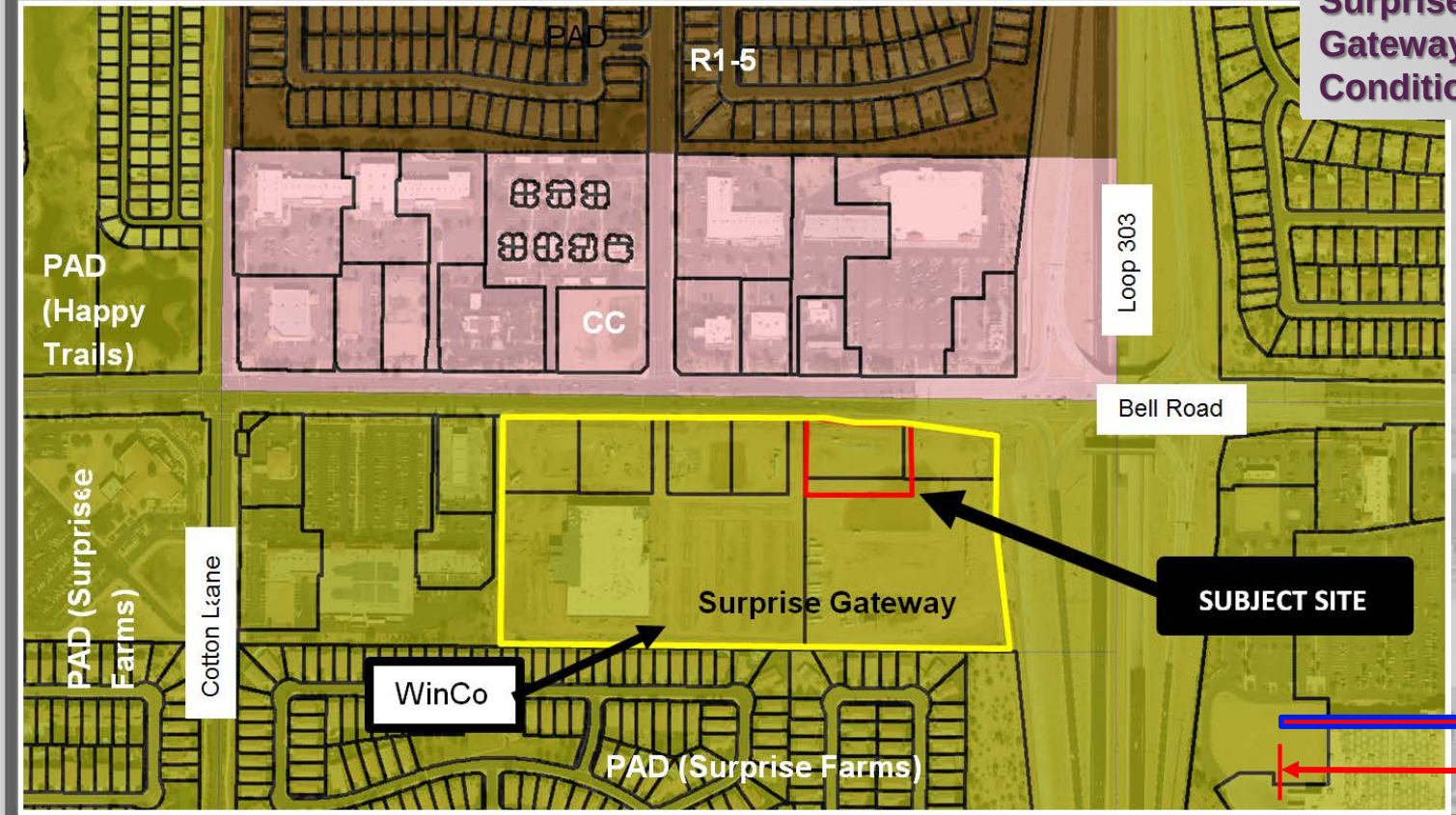
SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

Vicinity Map
Case Map
Site Plan
Landscape Plan
Elevations
Sign Plan
Recommendation

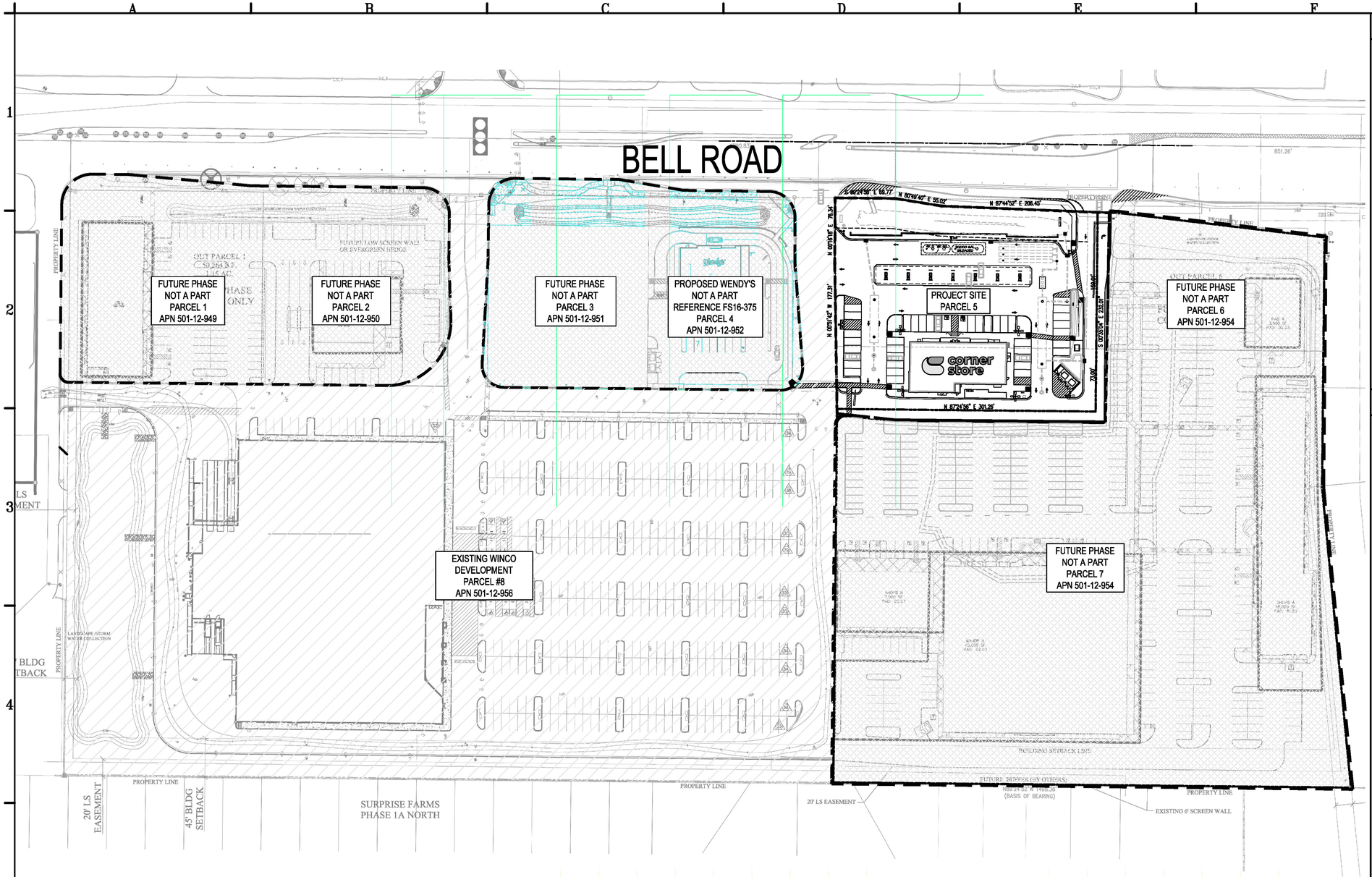
FS17-121
Corner Store at Surprise Farms Gateway
Conditional Use Permit



Case Map

North

¼ Mile



1 MASTER SITE PLAN
SCALE: 1" = 60'

NORTH

0 30 60 120 180 240
1"=60'-0" FEET

LEGEND

EXISTING DEVELOPMENT

FUTURE DEVELOPMENT

PROJECT DATA

PROJECT NAME:	CST CORNER STORE #1684 NEW COMMERCIAL DEVELOPMENT SOUTHWEST CORNER OF BELL RD. & LOOP 303. SURPRISE, ARIZONA
PROPOSED USE:	NEW CONSTRUCTION OF MARKET AND DETACHED FUEL ISLAND CANOPY. THE CONVENIENCE STORE WILL SELL GROCERIES, SNACK ITEMS AND BEVERAGES, INCLUDING BEER AND WINE FOR OFF-SITE CONSUMPTION.
OWNER:	CST ARIZONA, LLC 19500 BULVERDE RD, SUITE 100 SAN ANTONIO, TX 78259 (210) 692-2212 OFFICE CONTACT: KEVIN KING
ARCHITECT:	PM DESIGN GROUP 76 E MITCHELL DRIVE PHOENIX, ARIZONA 85012 (602) 457-5269 OFFICE (602) 457-5755 FAX CONTACT: PAT MUSSER
CIVIL:	HILGARTWILSON 2141 E HIGHLAND AVE, SUITE #250 PHOENIX, ARIZONA 85016 (602) 490-0535 OFFICE (602) 325-0161 CONTACT: CASEY WHITEMAN
LANDSCAPE ARCHITECT:	T.J. McQUEEN & ASSOCIATES, INC. 8433 E CHOLLA ST., SUITE 101 SCOTTSDALE, ARIZONA 85260 (602) 265-0320 CONTACT: TIM McQUEEN

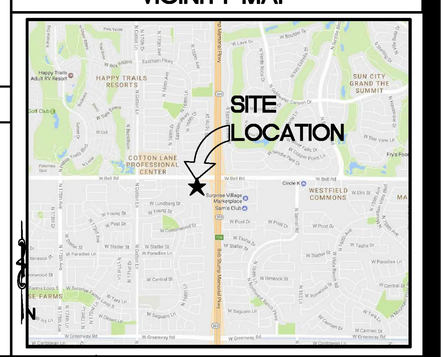
SITE DATA

GROSS SITE AREA (PARCEL 5):	APPROX. 94,570 S.F. / ±2.17 ACRES
NET SITE AREA (PARCEL 5):	APPROX 72,315 S.F. / ±1.66 ACRES
APN:	501-12-953
BUILDING FOOTPRINT	
MARKET:	6,174 S.F.
FUEL CANOPY:	3,600 S.F.
TOTAL FOOTPRINT AREA:	9,774 S.F.
LOT COVERAGE:.	9,774 S.F. / 72,315 S.F. = 13.5%
IMPERMEABLE SURFACE COVERAGE:	
	72,315 S.F. - 23,370 S.F. (LANDSCAPE) = 48,945 S.F. / 67.7%
ZONING CURRENT:	PAD
BUILDING HEIGHT:	
MAXIMUM HEIGHT = 35'-0"	PROVIDED = ±21'-9"
PARKING:	
REQUIRED SPACES:	MARKET 1 / 250 OF GROSS FLOOR AREA 6,174 S.F. / 250 = 25 STALLS TOTAL
PROVIDED REGULAR STALLS 10' x 20':	37 STALLS
PROVIDED ACCESSIBLE STALLS 11' X 20':	2 STALLS
TOTAL PARKING SPACES PROVIDED:	39 STALLS

SETBACKS:	REQUIRED	PROVIDE
STREET (BELL ROAD):	35'	±67'-6"
REAR (SOUTH):	15'	±19'-3"
INTERIOR SIDE (EAST):	15'	±77'-10"
INTERIOR SIDE (WEST):	15'	±47'-5"

OCCUPANCY GROUP:	
MARKET:	M
FUEL CANOPY:	M
CONSTRUCTION TYPE:	
MARKET:	VB SPRINKLERED
FUEL CANOPY:	IIB NON-SPRINKLERED

VICINITY MAP



corner store
CST ARIZONA, LLC.

PM DESIGN
Architectural Solutions Group
76 EAST MITCHELL DRIVE,
PHOENIX, AZ 85012
PHONE: (602) 457-5757
FAX: (602) 457-5755
ROY PEDRO, ARCHITECT
KEN MCCRACKEN, ARCHITECT
JESSE MACIAS, VICE PRESIDENT

REGISTERED ARCHITECT
CERTIFICATE NO.
49777
ROY W.
PEDRO
DATE SIGNED 02-28-17
ARIZONA, U.S.A.
EXP 6-30-18

PROJECT
CST CORNER STORE #1684
SWC BELL ROAD and LOOP 303 SURPRISE, ARIZONA 85374
SHEET TITLE
MASTER SITE PLAN

PROJECT NO. CST14054

☒ PRELIMINARY. NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION
2017.02.23

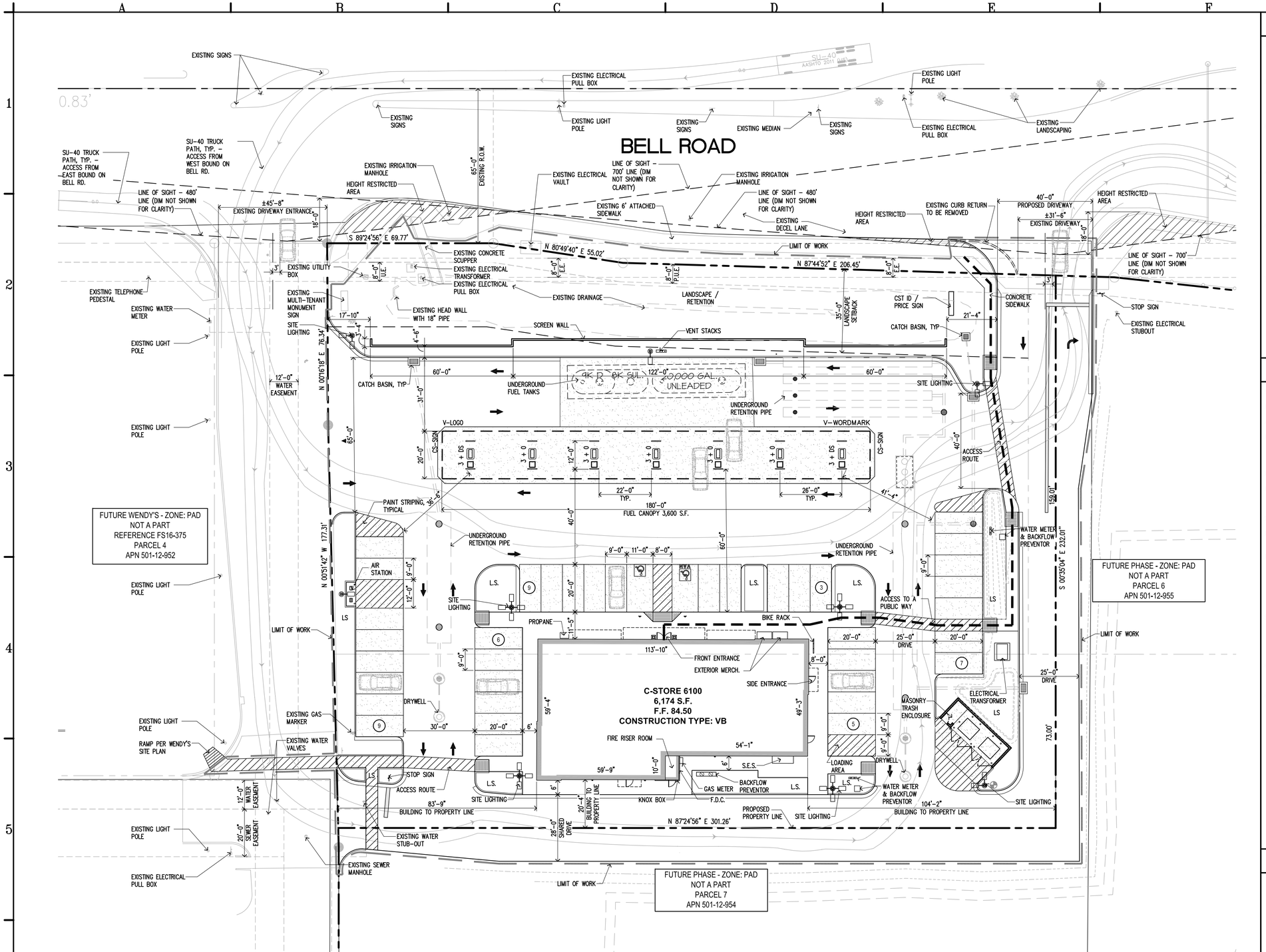
☐ ISSUED FOR REGULATORY APPROVAL AND PERMIT ONLY

☐ ISSUED FOR CONSTRUCTION

△ REVISIONS

SHEET NO.
DD1

6350L-S.1



1 SITE PLAN
SCALE: 1" = 20'

NORTH

0 10 20 40 60 80
1"=20'-0" FEET

PROJECT DATA

PROJECT NAME:	CST CORNER STORE #1684 NEW COMMERCIAL DEVELOPMENT SOUTHWEST CORNER OF BELL RD. & LOOP 303. SURPRISE, ARIZONA
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APN: 501-12-953

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- MARKET: 6,174 S.F.
- FUEL CANOPY: 3,600 S.F.
- TOTAL FOOTPRINT AREA: 9,774 S.F.

LOT COVERAGE:. 9,774 S.F. / 72,315 S.F. = 13.5%

IMPERMEABLE SURFACE COVERAGE:
72,315 S.F. - 23,370 S.F. (LANDSCAPE) = 48,945 S.F. / 67.7%

ZONING CURRENT: PAD

BUILDING HEIGHT:
- MAXIMUM HEIGHT = 35'-0" PROVIDED = ±21'-9"

PARKING:
- REQUIRED SPACES: MARKET 1 / 250 OF GROSS FLOOR AREA
  6,174 S.F. / 250 = 25 STALLS TOTAL
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SETBACKS:

	REQUIRED	PROVIDE
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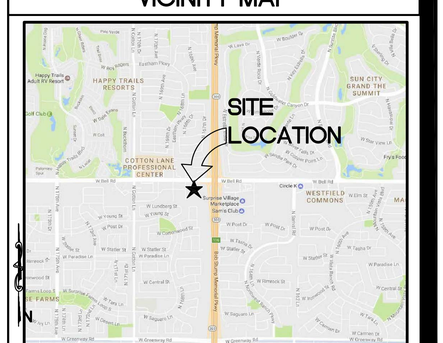
INTERIOR SIDE (WEST):	15'	±47'-5"

OCCUPANCY GROUP:
- MARKET: M
- FUEL CANOPY: M

CONSTRUCTION TYPE:
- MARKET: VB SPRINKLERED
- FUEL CANOPY: IIB NON-SPRINKLERED

VICINITY MAP



corner store
CST ARIZONA, LLC.

PM DESIGN
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PHONE: (602) 457-5757
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REGISTERED ARCHITECT
CERTIFICATE NO.
49777
ROY W.
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ARIZONA, U.S.A.
EXP 6-30-18

PROJECT
CST CORNER STORE #1684
SWC BELL ROAD and LOOP 303 SURPRISE, ARIZONA 85374
SHEET TITLE
CONCEPT SITE PLAN

PROJECT NO. CST14054

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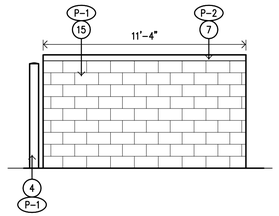
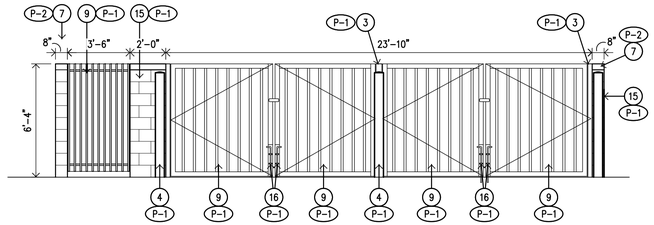
SHEET NO.
DD2

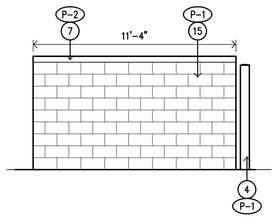
6350L-S.1



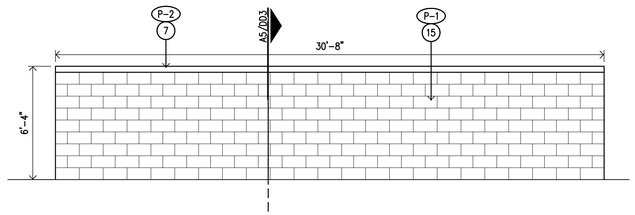
A2 DUMPSTER SIDE ELEVATION
SCALE: 1/4" = 1'-0"



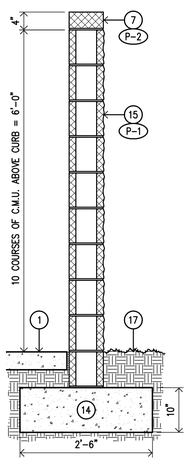
C2 DUMPSTER FRONT ELEVATION
SCALE: 1/4" = 1'-0"



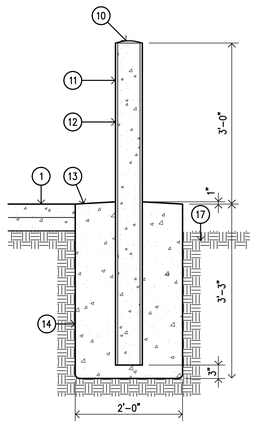
A3 DUMPSTER SIDE ELEVATION
SCALE: 1/4" = 1'-0"



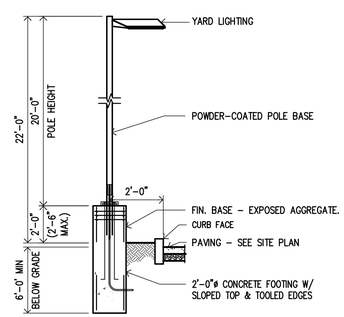
C3 DUMPSTER REAR ELEVATION
SCALE: 1/4" = 1'-0"



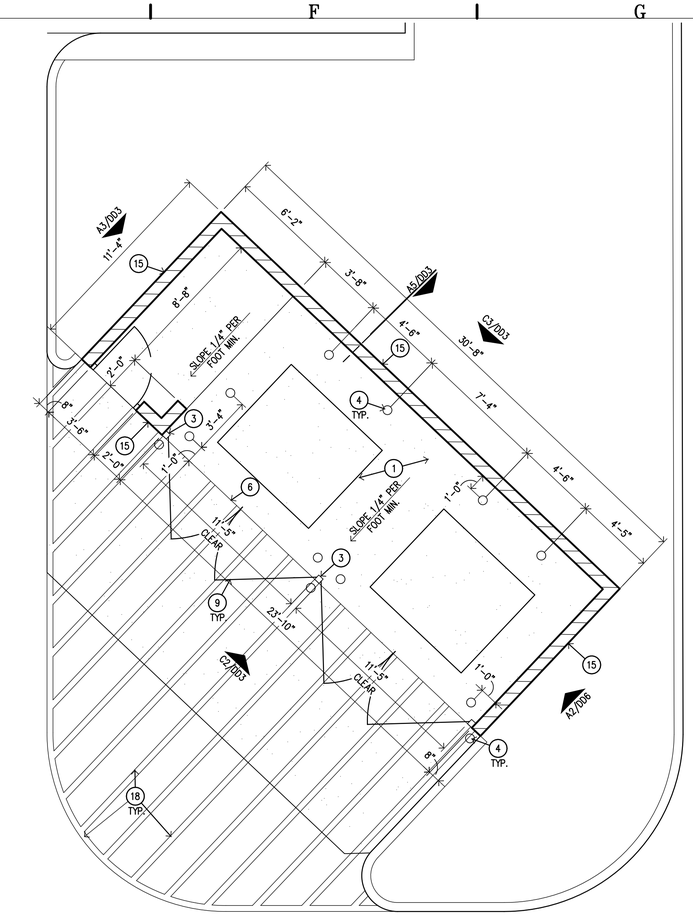
A5 DUMPSTER WALL SECTION
SCALE: 3/4" = 1'-0"



B5 CONCRETE PIPE BOLLARD
SCALE: 3/4" = 1'-0"

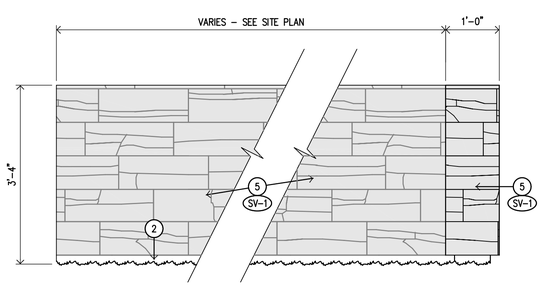


D5 SITE LIGHT POLE AND BASE
SCALE: 1/4" = 1'-0"



TRUE NORTH

F4 DUMPSTER ENCLOSURE AND TOTE STORAGE PLAN
SCALE: 1/4" = 1'-0"



A6 PARKING SCREEN WALL
SCALE: 3/4" = 1'-0"

KEYED NOTES AND FINISH SCHEDULE

1. CONCRETE SLAB.
2. 8" x 8" x 16" C.M.U.
3. 4" x 4" STEEL TUBE GATE POST.
4. 6" O.D. BOLLARD.
5. FAUX STONE
6. LINE OF CONCRETE SLAB, AND EXPANSION JOINT.
7. 4" x 8" x 16" SMOOTH FACE C.M.U.
8. TUBE STEEL GATE WITH 'B' METAL DECK BEHIND. PROVIDE HINGES AND LOCKING DEVICE. HOT-DIP GALVANIZED, 3/4" STEEL TUBE PICKETS.
9. GATE: STEEL TUBE FRAME WITH 'B' METAL DECK BEHIND.
10. CROWN CONCRETE AT TOP OF BOLLARD.
11. 6"ø SCH 40 STEEL PIPE. HOT-DIP GALV.ANIZED.
12. FILL PIPE WITH CONCRETE.
13. CONCRETE PAVING.
14. CONCRETE FOOTING.
15. 8" x 8" x 16" SPLIT FACE C.M.U.
16. CANE BOLT.
17. FINISH GRADE
18. 4" PAINT STRIPING - COLOR TO MATCH ADJACENT PARKING STRIPING.

P-1 BENJAMIN MOORE; #HC-35 - POWELL BUFF
P-2 BENJAMIN MOORE; #HC-34 - WILMINGTON TAN
SV-1 CORONADO STONE; IDAHO DRYSTACK - CHABLIS

corner store
CST ARIZONA, LLC.

PM DESIGN
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PROJECT
CST CORNER STORE #1684
SWC BELL ROAD and LOOP 303
SURPRISE, ARIZONA 85374

SHEET TITLE
SITE DETAILS

PROJECT NO. CST14054

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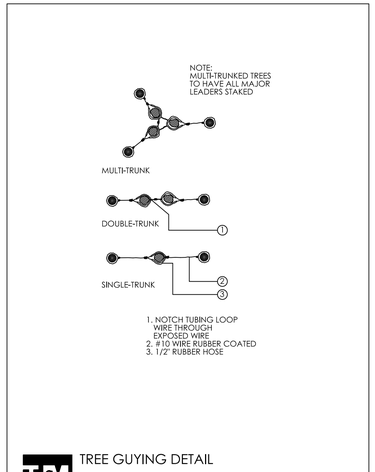
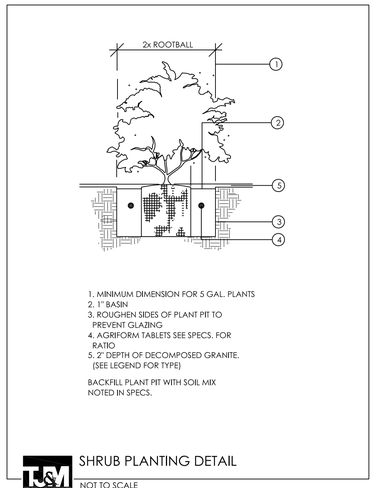
SHEET NO.
DD6

6350L-S.1



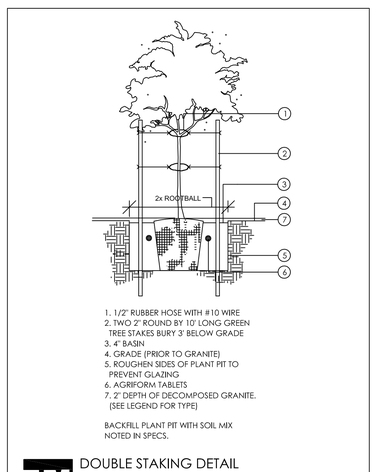
TREE GUYING DETAIL

NOT TO SCALE



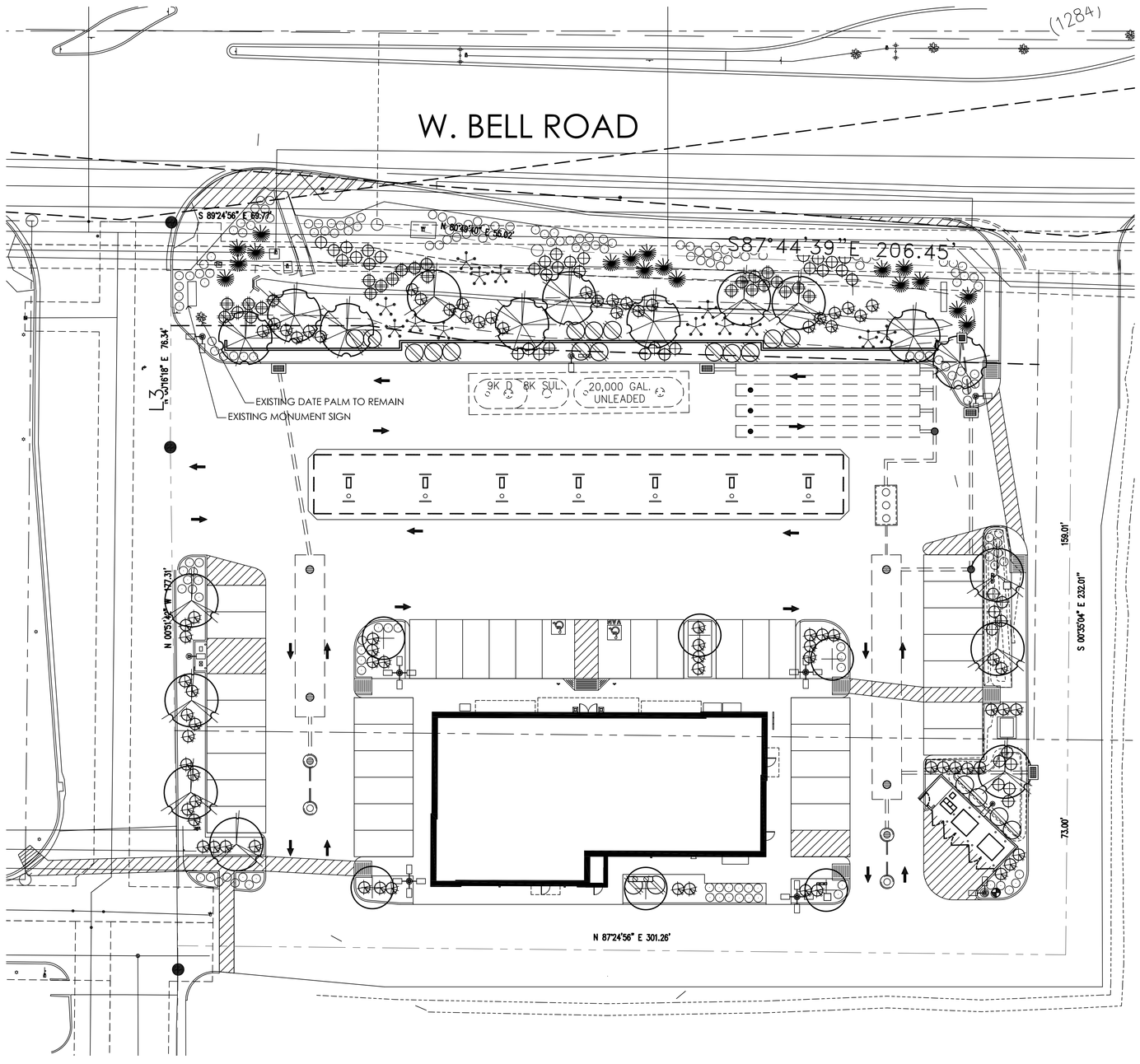
SHRUB PLANTING DETAIL

NOT TO SCALE



DOUBLE STAKING DETAIL

NOT TO SCALE



LANDSCAPE PLAN

SCALE: 1" = 20'

0 10 20 40 60 80

1"=20'-0" FEET

NORTH

SURPRISE NOTES:

ALL CHANGES ARE TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT

SIGNS REQUIRE A SEPERATE PERMIT

ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.

PLANT MATERIAL IS NOT TO BE LOCATED WITH-IN 3' RADIUS OF FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS

TREES WITHIN 10' OF PAVED AREAS AND WALLS REQUIRE A DEEP ROOT BARRIER SYSTEM.

ALL PLANT MATERIAL SIZES ARE BE CONSISTENT WITH ANA STANDARDS.

ALL PLANT MATERIALS LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION.

NO PLANT MATERIAL WILL OBSTRUCT ANY TRAFFIC CONTROL SIGNS OR ENCROACH INTO ANY SIGHT VISIBILITY TRIANGLES AS DEFINED IN THE CITY OF SURPRISE ENGINEERING STANDARDS DETAIL 4-02.

TREES WITH THORNS WILL NOT BE LOCATED WITHIN TEN FEET OF ANY PARKING SPACE OR PEDESTRIAN ROUTE.

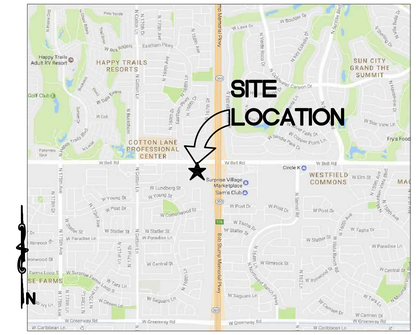
TREES WITHIN PARKING AREA WILL BE CONSISTENT WITH THE TREE LIST PROVIDED IN SECTION 122-138 (2) K. OF THE CITY OF SURPRISE MUNICIPAL STANDARDS.

"TREES SPECIES WITHIN CITY RIGHTS-OF-WAY BE CONSISTENT WITH SECTION 8.1.2 OF THE CITY OF SURPRISE ENGINEERING STANDARDS.

LOW WATER USAGE PLANT MATERIAL:

100% OFF ALL PLANTS UTILIZED ON LEGEND ARE FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.

VICINITY MAP



LANDSCAPE LEGEND

- PITHECELLOBIUM FLEXECAULE TEXAS EBONY 36" BOX (MATCHING) (8)
- PROSOPIS HYBRID 'AZT' AZT THORNLESS MESQUITE 24" BOX (10)
- ACACIA SALICINA WILLOW ACACIA 24" BOX (6)
- CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE 5 GALLON (13)
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (76)
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (43)
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (129)
- CONVOLVULUS CNEORUM BUSH MORNING GLORY 1 GALLON (42)
- AGAVE VILIMORIANA OCTOPUS AGAVE 5 GALLON (18)
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (21)
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON (25)
- MATCH EXISTING DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE SITE DATA:

OFF-SITE LANDSCAPE AREA:	2,168 SQ.FT.
ON-SITE LANDSCAPE AREA:	23,370 SQ.FT.(32%)
TOTAL LANDSCAPE AREA:	25,538 SQ.FT.
SITE AREA:	72,315 SQ.FT.

REGISTERED LANDSCAPE ARCHITECT 27166 TIMOTHY J. McQUEEN Date Signed 04.25.17 ARIZONA, U.S.A. EXPIRES 06/30/2017

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmcqueen@tjmla.net

T&M ASSOCIATES

corner store
CST ARIZONA, LLC.

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PHONE: (602) 457-5757
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PROJECT
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SWC BELL ROAD and LOOP 303 SURPRISE, ARIZONA 85374

SHEET TITLE
LANDSCAPE PLAN

PROJECT NO. CST14054

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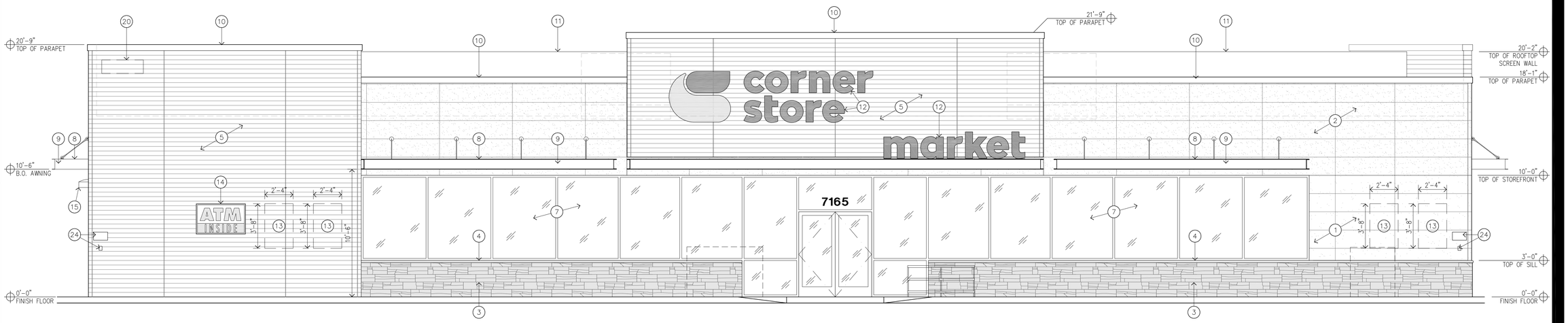
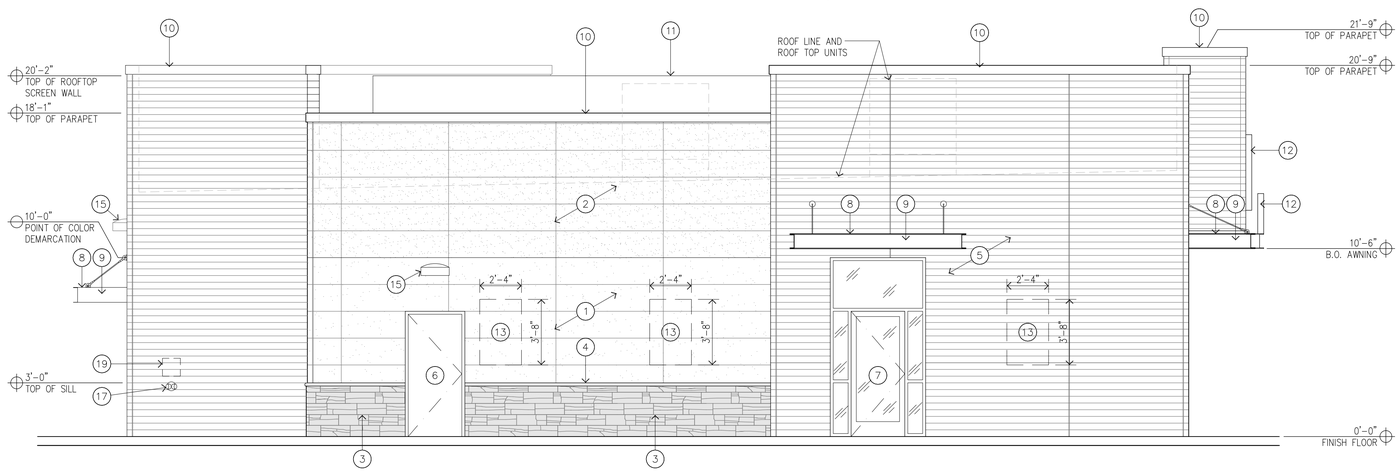
La.01

6350L-S.1



D3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



D4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 8 16 24
1/4" = 1'-0" FEET

KEYED NOTES AND FINISH SCHEDULE

1 FIBER CEMENT WALL PANEL – PREFINISHED:	NICHIHA TUFF BLOCK SERIES; COLOR TO MATCH BENJAMIN MOORE #HC-35 – POWELL BUFF.
2 FIBER CEMENT WALL PANEL – PREFINISHED:	NICHIHA TUFF BLOCK SERIES; COLOR TO MATCH BENJAMIN MOORE #HC-34 – WILMINGTON TAN.
3 FAUX STONE WAINSCOT:	CORONADO STONE; IDAHO DRYSTACK – CHABLIS.
4 FAUX STONE SILL:	CORONADO STONE; CHISELED STONE SILL – CHABLIS.
5 FIBER CEMENT WALL PANEL – PREFINISHED:	NICHIHA VINTAGEWOOD SERIES; CEDAR.
6 HOLLOW METAL DOOR AND FRAME:	BENJAMIN MOORE #HC-35 – POWELL BUFF.
7 ALUMINUM STOREFRONT:	CLEAR ANODIZED ALUMINUM.
8 STEEL AWNING:	PAINTED SHERWIN WILLIAMS #B59S11 – SILVER-BRITE ALUMINUM
9 ACM PANEL INSET:	CST GREEN 1.
10 PARAPET COPING:	CLEAR ANODIZED ALUMINUM
11 ACM ROOF SCREEN:	ALPOLIC 3-CRY-50 "CRY OYSTER"
12 INTERNALLY ILLUMINATED "CORNER STORE MARKET" SIGN. – SIGNAGE UNDER SEPARATE PERMIT:	
13 GRAPHIC SIGN FRAME. SIGNAGE UNDER SEPARATE PERMIT:	
14 "ATM" SIGN – UNDER SEPARATE PERMIT:	
15 WALL LIGHT.	
16 FIRE RISER ROOM LOCATION.	
17 F.D.C. LOCATION	
18 FIRE DEPARTMENT SPRINKLER RISER ROOM SIGNAGE.	
19 F.D.C. SIGNAGE	
20 BUILDING ADDRESS	
21 KNOX BOX LOCATION.	
22 LINE OF INTERNAL DOWNSPOUT AND OVERFLOW PIPES BEYOND.	
23 SES CABINET LOCATION	PAINTED BENJAMIN MOORE #HC-35 – POWELL BUFF.
24 EMERGENCY FUEL SHUT OFF SWITCH AND SIGNAGE	

corner store
CST ARIZONA, LLC.

PM DESIGN
Architectural Solutions Group
76 EAST MITCHELL DRIVE.
PHOENIX, AZ 85012
PHONE: (602) 457-5757
FAX: (602) 457-5755
ROY PEDRO, ARCHITECT
KEN MCCRACKEN, ARCHITECT
JESSE MACIAS, VICE PRESIDENT

REGISTERED ARCHITECT
CERTIFICATE NO.
49777
ROY W. PEDRO
DATE SIGNED 02-28-17
ARIZONA, U.S.A.
EXP 6-30-18

PROJECT
CST CORNER STORE #1684
SWC BELL ROAD and LOOP 303 SURPRISE, ARIZONA 85374
SHEET TITLE
C-STORE ELEVATIONS

PROJECT NO. CST14054

☒ PRELIMINARY, NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION
2017.02.23

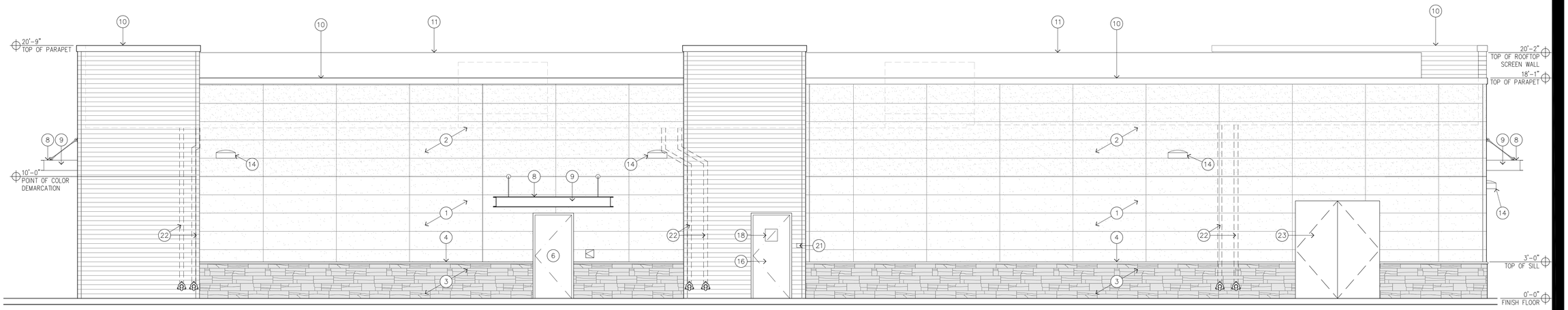
☐ ISSUED FOR REGULATORY APPROVAL AND PERMIT ONLY

☐ ISSUED FOR CONSTRUCTION

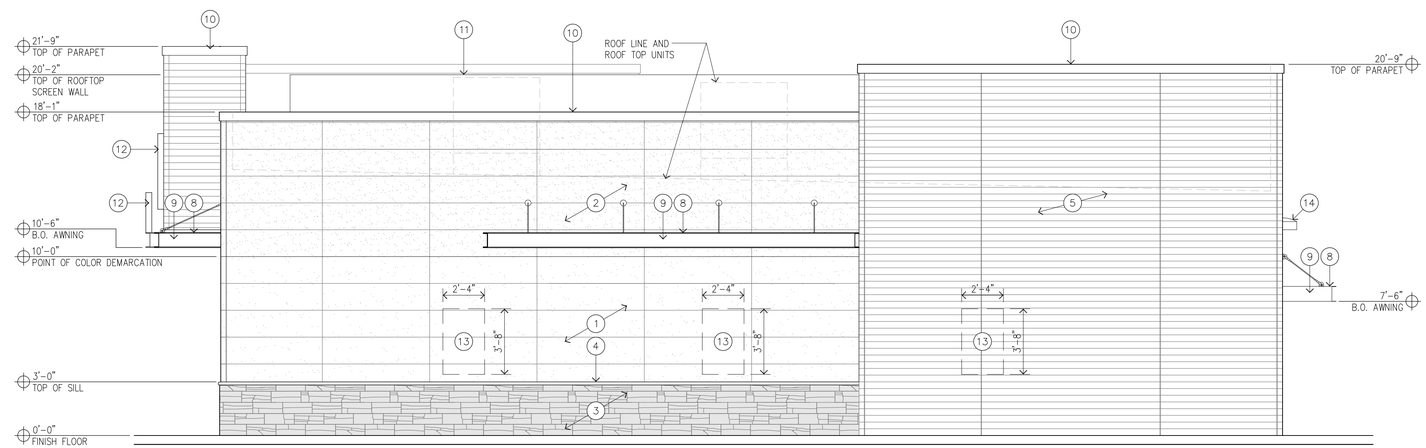
△ REVISIONS

SHEET NO.
DD3

6350L-S.1



D3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



D5 WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 8 16 24
1/4" = 1'-0" FEET

KEYED NOTES AND FINISH SCHEDULE

1 FIBER CEMENT WALL PANEL – PREFINISHED:	NICHIHA TUFF BLOCK SERIES; COLOR TO MATCH BENJAMIN MOORE #HC-35 – POWELL BUFF.
2 FIBER CEMENT WALL PANEL – PREFINISHED:	NICHIHA TUFF BLOCK SERIES; COLOR TO MATCH BENJAMIN MOORE #HC-34 – WILMINGTON TAN.
3 FIBER CEMENT WALL PANEL:	CORONADO STONE; IDAHO DRYSTACK – CHABLIS.
4 FIBER CEMENT SILL:	CORONADO STONE; CHISELED STONE SILL – CHABLIS.
5 FIBER CEMENT WALL PANEL – PREFINISHED:	NICHIHA VINTAGEWOOD SERIES; CEDAR.
6 HOLLOW METAL DOOR AND FRAME:	BENJAMIN MOORE #HC-35 – POWELL BUFF.
7 ALUMINUM STOREFRONT:	CLEAR ANODIZED ALUMINUM.
8 STEEL AWNING:	PAINTED SHERWIN WILLIAMS #B59S11 – SILVER-BRITE ALUMINUM
9 ACM PANEL INSET:	CST GREEN 1.
10 PARAPET COPING:	CLEAR ANODIZED ALUMINUM
11 ACM ROOF SCREEN:	ALPOLIC 3-CRY-50 "CRY OYSTER"
12 INTERNALLY ILLUMINATED "CORNER STORE MARKET" SIGN. – SIGNAGE UNDER SEPARATE PERMIT:	
13 GRAPHIC SIGN FRAME. SIGNAGE UNDER SEPARATE PERMIT:	
14 "ATM" SIGN – UNDER SEPARATE PERMIT:	
15 WALL LIGHT.	
16 FIRE RISER ROOM LOCATION.	
17 F.D.C. LOCATION	
18 FIRE DEPARTMENT SPRINKLER RISER ROOM SIGNAGE.	
19 F.D.C. SIGNAGE	
20 BUILDING ADDRESS	
21 KNOX BOX LOCATION.	
22 LINE OF INTERNAL DOWNSPOUT AND OVERFLOW PIPES BEYOND.	
23 SES CABINET LOCATION	PAINTED BENJAMIN MOORE #HC-35 – POWELL BUFF.
24 EMERGENCY FUEL SHUT OFF SWITCH AND SIGNAGE	

corner store
CST ARIZONA, LLC.

PM DESIGN
Architectural Solutions Group
76 EAST MITCHELL DRIVE.
PHOENIX, AZ 85012
PHONE: (602) 457-5757
FAX: (602) 457-5755
ROY PEDRO, ARCHITECT
KEN MCCRACKEN, ARCHITECT
JESSE MACIAS, VICE PRESIDENT

REGISTERED ARCHITECT
CERTIFICATE NO.
49777
ROY W. PEDRO
DATE SIGNED 02-28-17
ARIZONA, U.S.A.
EXP 6-30-18

PROJECT
CST CORNER STORE #1684
SWC BELL ROAD and LOOP 303
SURPRISE, ARIZONA 85374
SHEET TITLE
C-STORE ELEVATIONS

PROJECT NO. CST14054

☒ PRELIMINARY. NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION
2017.02.23

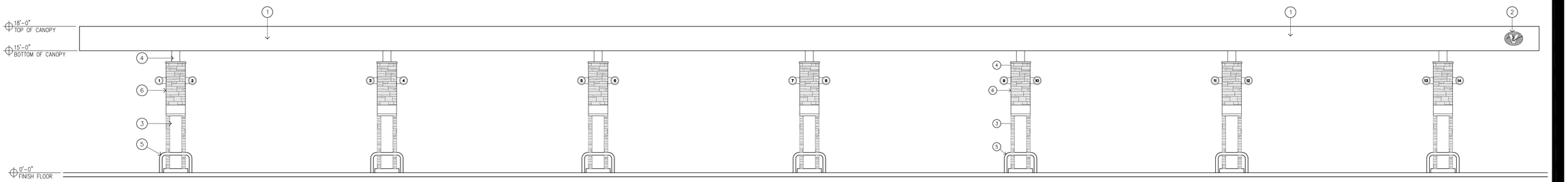
☐ ISSUED FOR REGULATORY APPROVAL AND PERMIT ONLY

☐ ISSUED FOR CONSTRUCTION

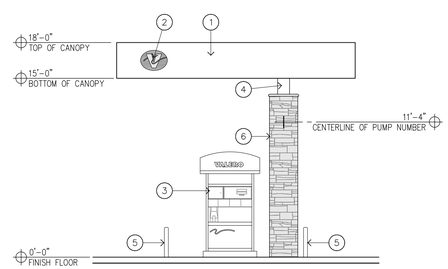
△ REVISIONS

SHEET NO.
DD4

6350L-S.1



C3 NORTH ELEVATION
SCALE: N.T.S.



C5 WEST ELEVATION
SCALE: N.T.S.

KEYED NOTES AND FINISH SCHEDULE

1 ACM PANEL FUEL CANOPY FASCIA:	ALPOLIC 3-CRY-50 "CRY OYSTER"
2 INTERNALLY ILLUMINATED 'V VALERO" LOGO:	
3 FUEL DISPENSER	
4 FUEL CANOPY COLUMN:	PAINT BENJAMIN MOORE #HC-35 – POWELL BUFF.
5 GUARD POST:	PAINT SHERWIN WILLIAMS CUSTOM COLOR "VALERO TEAL".
6 FAUX STONE SURROUND:	CORONADO STONE; IDAHO DRYSTACK – CHABLIS.

corner store
CST ARIZONA, LLC.

PM DESIGN
Architectural Solutions Group
76 EAST MITCHELL DRIVE,
PHOENIX, AZ 85012
PHONE: (602) 457-5757
FAX: (602) 457-5755
ROY PEDRO, ARCHITECT
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JESSE MACIAS, VICE PRESIDENT

REGISTERED ARCHITECT
CERTIFICATE NO.
49777
ROY W.
PEDRO
DATE SIGNED 02-28-17
ARIZONA, U.S.A.
EXP 6-30-18

PROJECT
CST CORNER STORE #1684
SWC BELL ROAD and LOOP 303
SURPRISE, ARIZONA 85374
SHEET TITLE
FUEL CANOPY ELEVATIONS

PROJECT NO. CST14054

☒ PRELIMINARY. NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION
2017.02.23

☐ ISSUED FOR REGULATORY APPROVAL AND PERMIT ONLY

☐ ISSUED FOR CONSTRUCTION

△ REVISIONS

SHEET NO.
DD5

6350L-S.1

NORTH elevation 1/4"-1'-0"

EAST elevation 1/4"-1'-0"

Color Legend:

BENJAMIN MOORE
HC-35
"POWEL BUFF"

CORNADO STONE
CHISELED STONE SILL
CHABLIS

BENJAMIN MOORE
HC-34
"WILMINGTON TAN"

CORONADO STONE
IDAHO DRYSTACK
"CHABLIS"

NICHIHA
VINTAGE WOOD SERIES
"CEDAR"

CST GREEN 1

CST CORNER STORE #1684

SWC Bell Road and Loop 303
Surprise, Arizona 85034

PM DESIGN Architectural Solutions Group

STACKlot

4.24.17

SOUTH elevation 1/4"-1'-0"

WEST elevation 1/4"-1'-0"

Color Legend:

BENJAMIN MOORE
HC-35
"POWEL BUFF"

CORNADO STONE
CHISELED STONE SILL
CHABLIS

BENJAMIN MOORE
HC-34
"WILMINGTON TAN"

CORONADO STONE
IDAHO DRYSTACK
"CHABLIS"

NICHIHA
VINTAGE WOOD SERIES
"CEDAR"

CST GREEN 1

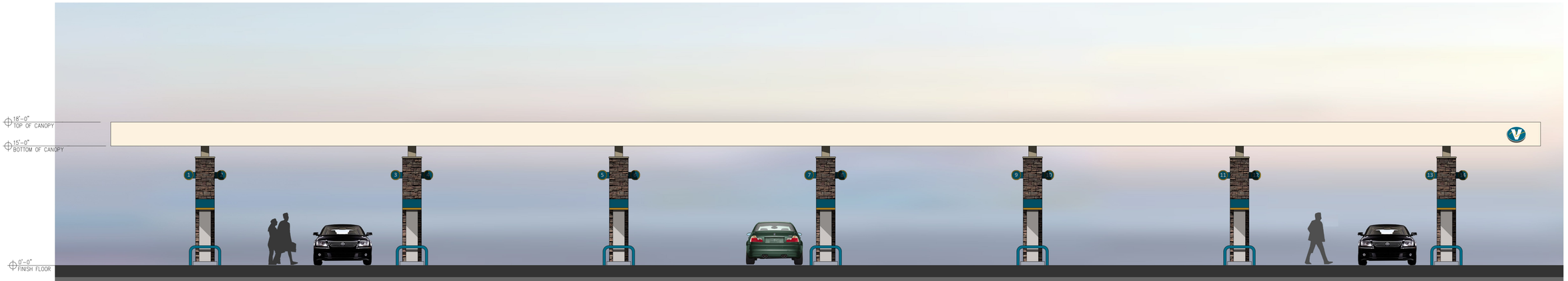
CST CORNER STORE #1684

SWC Bell Road and Loop 303
Surprise, Arizona 85034

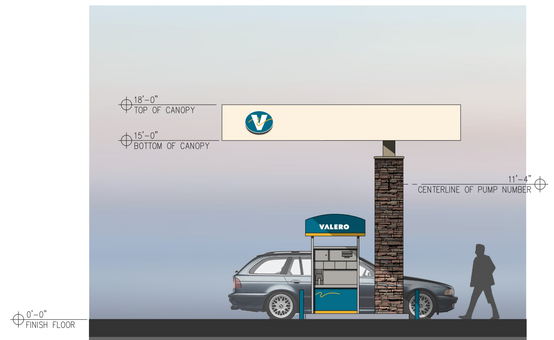
PM DESIGN Architectural Solutions Group

STACKlot

4.24.17



NORTH elevation N.T.S.



WEST elevation N.T.S.

Color Legend:

ALPOLIC 3
CRY-50
"CRY OYSTER"

CORONADO STONE
IDAHO DRYSTACK
CHABLIS

BENJAMIN MOORE
HC-35
"POWELL BLUFF"

CORONADO STONE
CHISELED STONE SILL
CHABLIS

VALERO TEAL

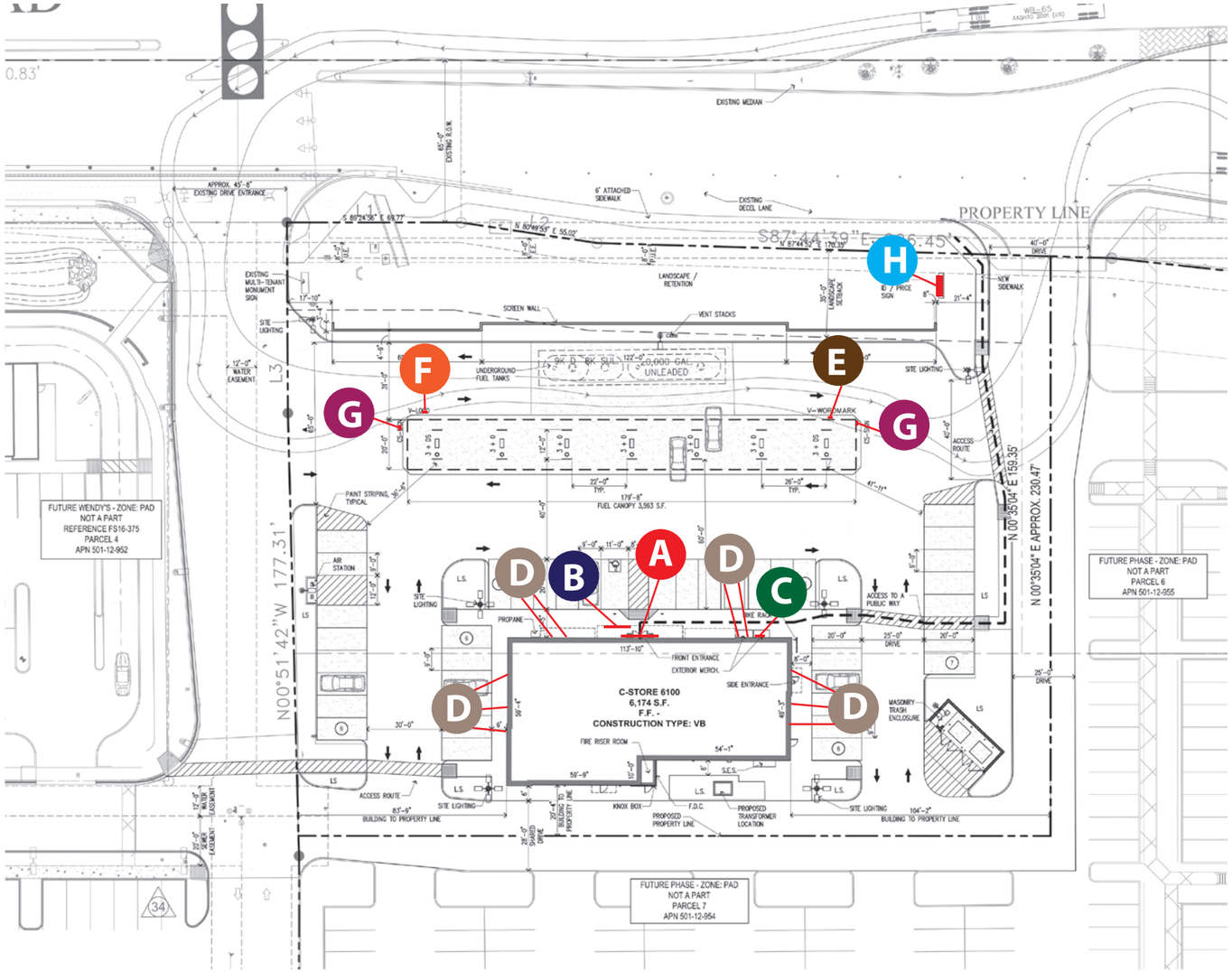
CST CORNER STORE #1684

SWC Bell Road and Loop 303
Surprise, Arizona 85034

PM DESIGN
Architectural Solutions Group

STACKlot

4.24.17



1 SITE PLAN
Scale: 1"=60'-0"

PROJECT:
CST Brands #1684

LOCATION:
SWC Bell Road and Loop 303 Surprise, Arizona 85374

9200 Valley Rd.
Prescott Valley,
Arizona
86314
800-257-5095

SIGNS PLUS

Account Executive:
Dale Johnson

Designer:
AL

Design Number:
6604

DATE:
02/15/2017

SCALE:
AS NOTED

REVISIONS:
R1-02/21/2017 SG
R2-04/21/2017 SG
R3-04/26/2017 SG
R4-04/26/2017 SG
R5-05/17/2017 SG
R6-06/05/2017 SG

SHEET:
1 OF 10

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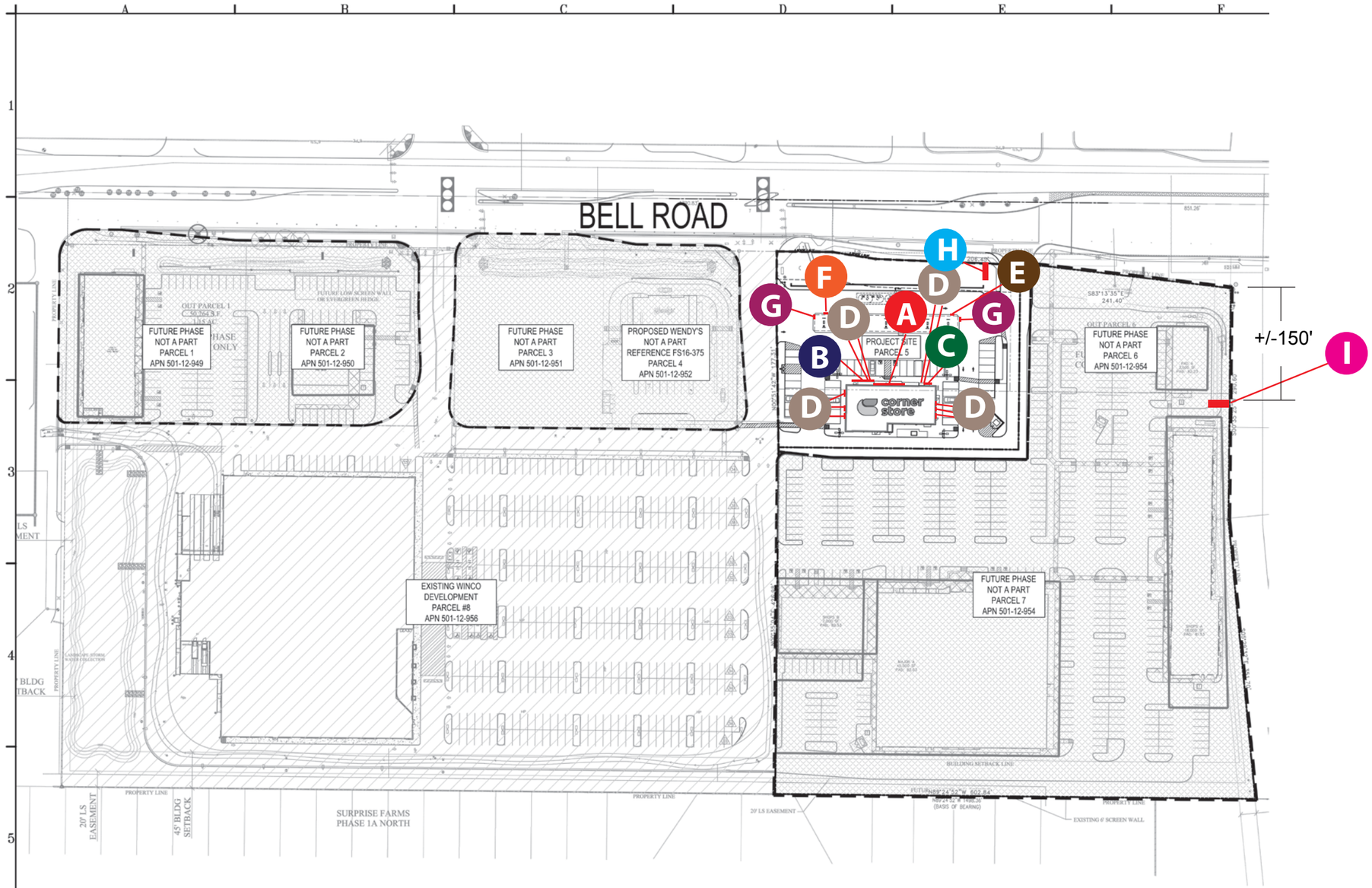

1 MASTER SITE PLAN
SCALE: 1" = 60'

NORTH

0 30 60 120 180 240 FEET
Scale: 1"=160'-0"

LEGEND

EXISTING DEVELOPMENT

FUTURE DEVELOPMENT

PROJECT: CST Brands #1684

LOCATION: SWC Bell Road and Loop 303 Surprise, Arizona 85374

9200 Valley Rd.
Prescott Valley,
Arizona
86314
800-257-5095

SIGNS PLUS

Account Executive: Dale Johnson

Designer: AL

Design Number: 6604

DATE: 02/15/2017

SCALE: AS NOTED

REVISIONS:
R1-02/21/2017 SG
R2-04/21/2017 SG
R3-04/26/2017 SG
R4-04/26/2017 SG
R5-05/17/2017 SG
R6-06/05/2017 SG

SHEET: 2 OF 10

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NEW ILLUMINATED CORNER STORE CHANNEL LETTERS

GRAPHIC SIGN FRAMES

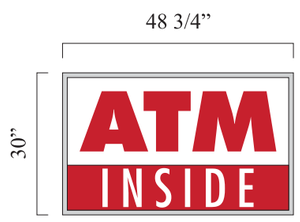
4 @ 8.55 = 34.20 SF

NORTH BUILDING ELEVATION

SCALE: 3/32"=1'-0"

LT. GREEN LOGO:
- 4" EXTREME GREEN WRISCO ALUM. RETURNS
- 1" HOLIDAY INN GREEN JEWELITE TRIM
- 3/16" PLEX FACE WITH EFI 2nd SURFACE PRINT TO MATCH PMS 375 C LT. GREEN

"CORNER STORE" LETTERING:
- 4" IVY GREEN WRISCO ALUM. RETURNS
- 1" HUNTER GREEN JEWELITE TRIM
- 3/16" #7328 WHITE PLEX FACE

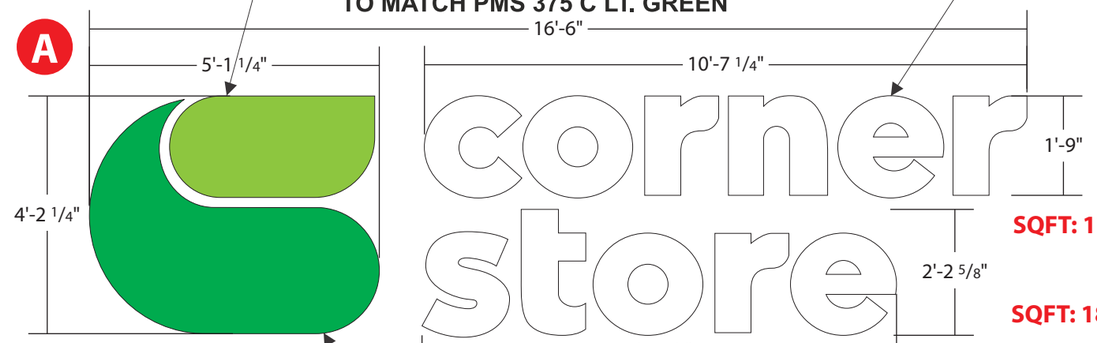


C

SCALE: 3/8"= 1'-0"

NEW ILLUMINATED FRESH CHOICES S/F WALL SIGN

SQFT: 10.15



SQFT: 21.37

SQFT: 18.56

SQFT: 18.54

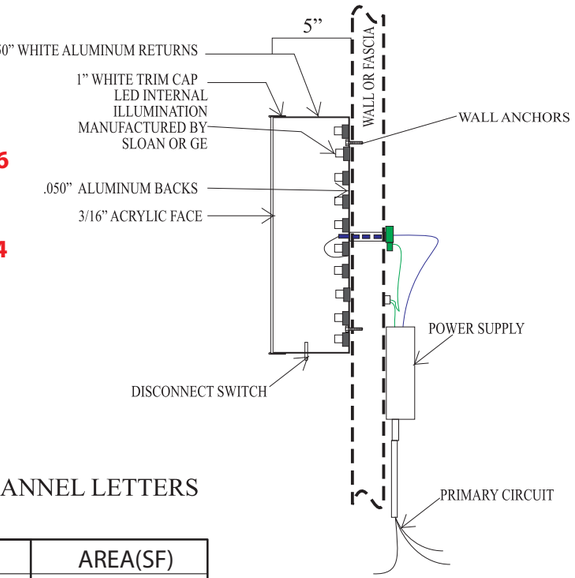
SCALE: 3/8"= 1'-0"

MED. GREEN LOGO:
- 4" BP GREEN WRISCO ALUM. RETURNS
- 1" SOLID GREEN JEWELITE TRIM
- 3/16" PLEX FACE WITH EFI 2nd SURFACE PRINT TO MATCH PMS 354 C MED. GREEN

SQFT: 25.55

"MARKET" LETTERING:
- 4" YELLOW WRISCO ALUM. RETURNS
- 1" YELLOW JEWELITE TRIM
3/16" #2037 YELLOW PLEX FACE

⑥ NEW ILLUMINATED CORNER STORE CHANNEL LETTERS



SCALE: 3/8"=1'-0"

SIGN	AREA(SF)
GRAPHIC SIGN FRAMES	4@ 8.55=34.20
ATM INSIDE	10.15
LOGO	21.37
MARKET	25.55
CORNER	18.56
STORE	18.54
TOTAL	128.37

PROJECT: CST Brands #1684

LOCATION: SWC Bell Road and Loop 303 Surprise, Arizona 85374

9200 Valley Rd.
Prescott Valley, Arizona
86314
800-257-5095

SIGNS PLUS

Account Executive: Dale Johnson

Designer: AL

Design Number: 6604

DATE:

SCALE: AS NOTED

REVISIONS:
R1-02/21/2017 SG
R2-04/21/2017 SG
R3-04/26/2017 SG
R4-04/26/2017 SG
R5-05/17/2017 SG
R6-06/05/2017 SG

SHEET: 3 OF 10

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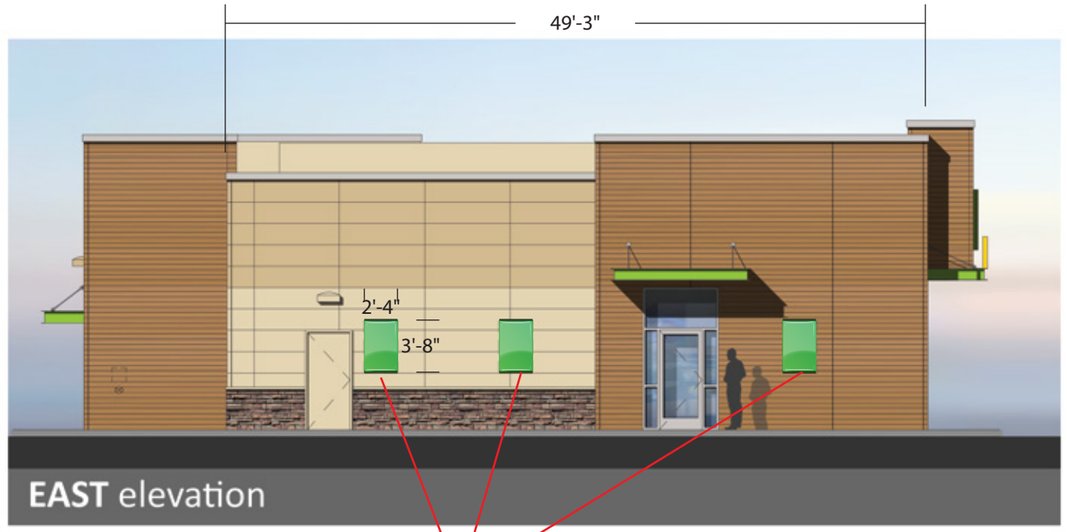
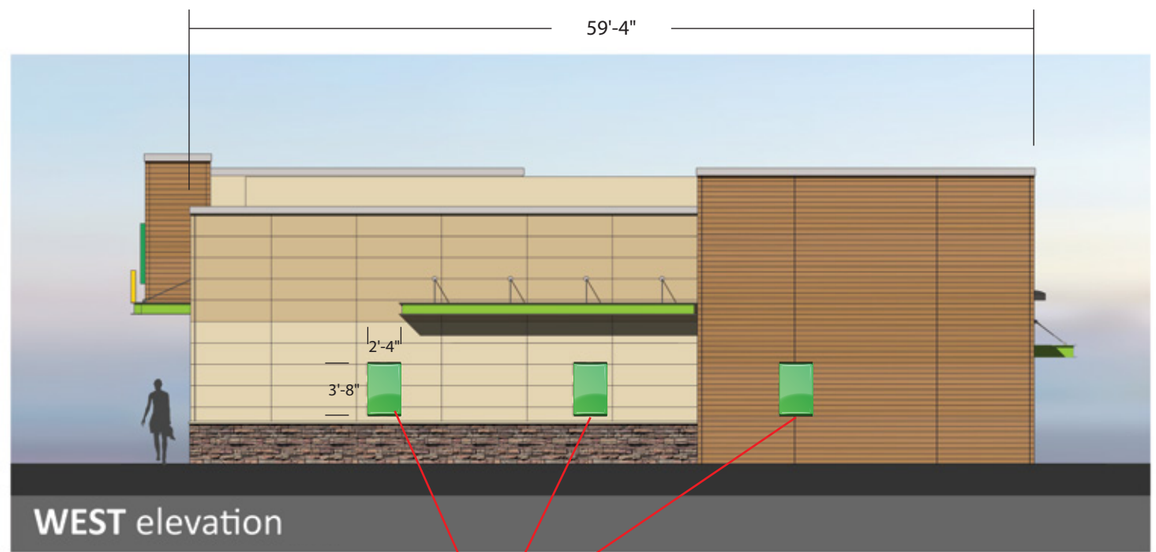


SCALE: 3/32"=1'-0"

D GRAPHIC SIGN FRAMES
3 @ 8.55 =25.65SF



SCALE: 3/32"=1'-0"

D GRAPHIC SIGN FRAMES
3 @ 8.55 =25.65SF

PROJECT:
CST Brands #1684

LOCATION:
SWC Bell Road and Loop 303 Surprise, Arizona 85374

9200 Valley Rd.
Prescott Valley,
Arizona
86314
800-257-5095

SIGNS PLUS

Account Executive:
Dale Johnson

Designer:
AL

Design Number:
6604

DATE:

SCALE:
AS NOTED

REVISIONS:
R1-02/21/2017 SG
R2-04/21/2017 SG
R3-04/26/2017 SG
R4-04/26/2017 SG
R5-05/17/2017 SG
R6-06/05/2017 SG

SHEET:
4 OF 10

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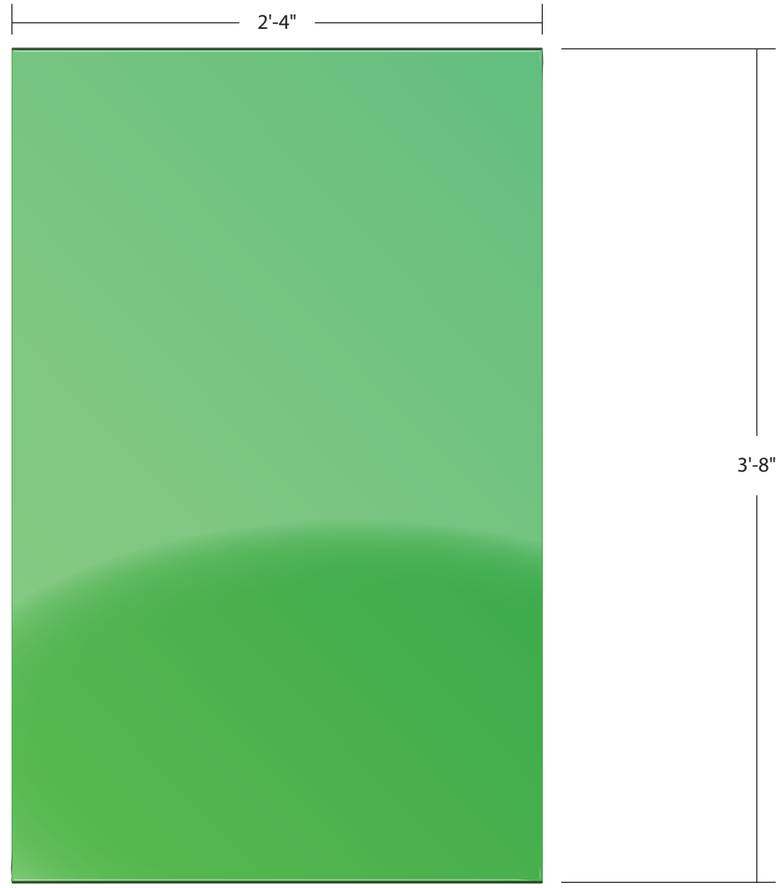
QTY: 10



D

GRAPHIC SIGN FRAME	Scale: 1 1/2" = 1'-0"

Manufacture and install (10) ten new non illuminated graphic sign frames mounted flush to the wall. Graphics TBD.

PROJECT: CST Brands #1684

LOCATION: SWC Bell Road and Loop 303 Surprise, Arizona 85374

9200 Valley Rd.
Prescott Valley,
Arizona
86314
800-257-5095

SIGNS PLUS

Account Executive: Dale Johnson

Designer: AL

Design Number: 6604

DATE:

SCALE: AS NOTED

REVISIONS:
R1-02/21/2017 SG
R2-04/21/2017 SG
R3-04/26/2017 SG
R4-04/26/2017 SG
R5-05/17/2017 SG
R6-06/05/2017 SG

SHEET: 5 OF 10

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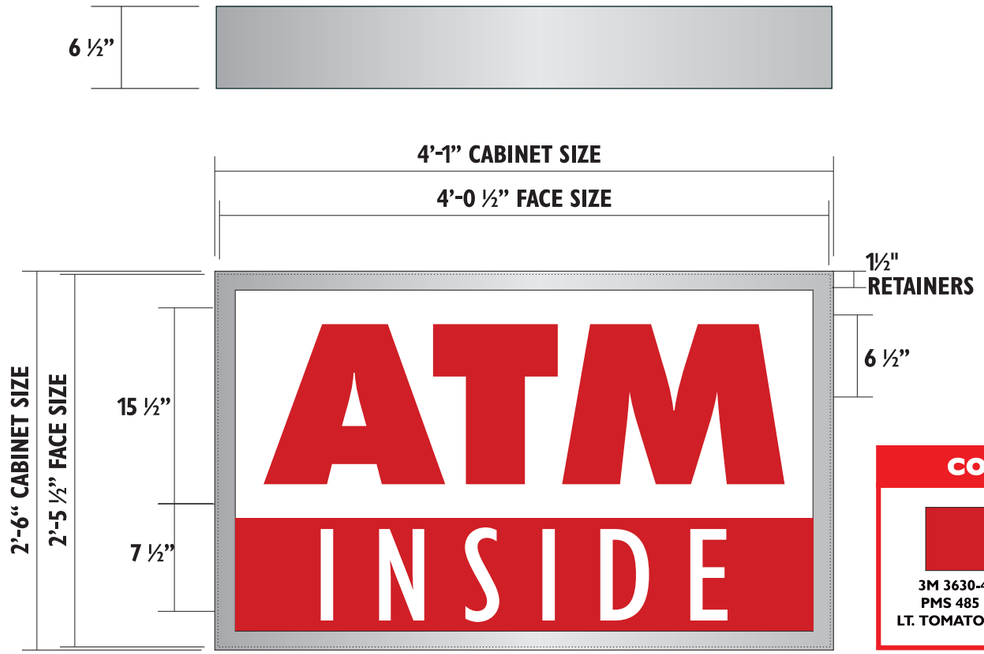
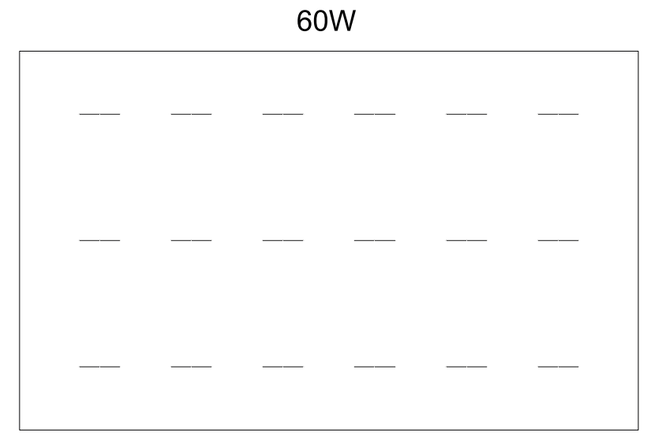


COLOR SPECS.

3M 3630-43 PMS 485 C LT. TOMATO RED	WHITE	951 MEDIUM SILVER



ESTIMATED PRODUCT PER SIGN
FACE LIT
(18) TRUE WHITE STREET FIGHTER MODULES (PL-OP2-SF3-P)-TW
12FT TRUE WHITE STREET FIGHTER
(1) 60W POWER SUPPLIES (PL-PS-60-12)

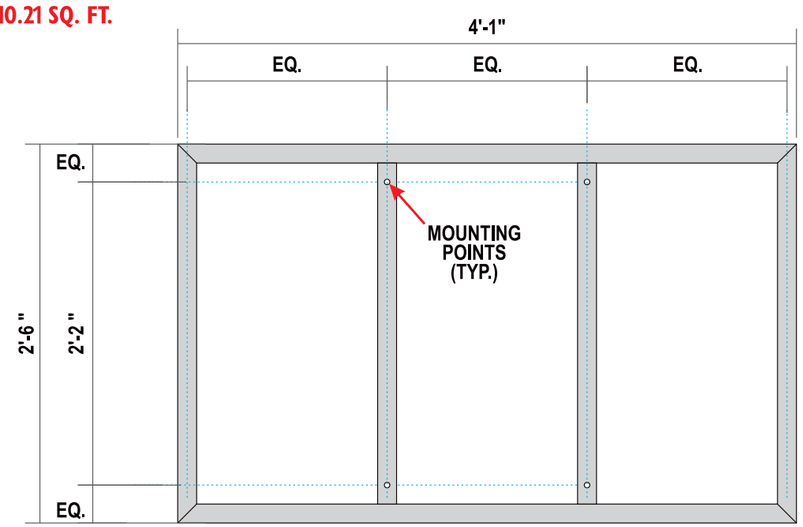
C SINGLE-SIDED CABINET

SCALE: 1” = 1’-0”

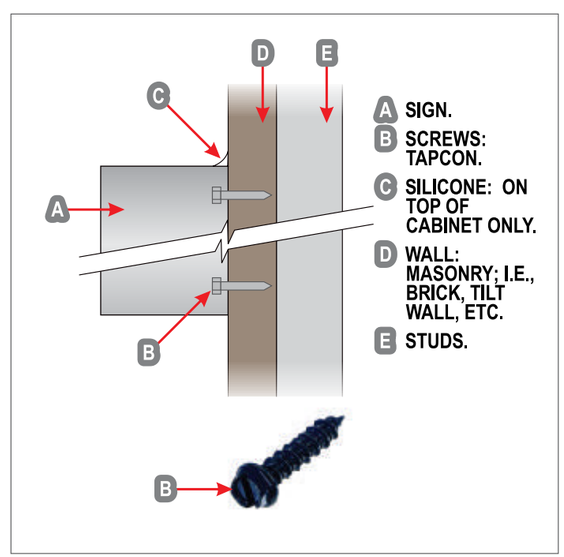
(1) REQUIRED

- MANUFACTURE ONLY (1) NEW SINGLE-SIDED, INTERNALLY ILLUMINATED ALUM. CABINET SIGN
- PLEX FACE WITH 2ND SURFACE SCREEN PRINTED GRAPHICS
- CABINET ILLUMINATED WITH WHITE PRINCIPAL LED
- 10.21 SQ. FT.

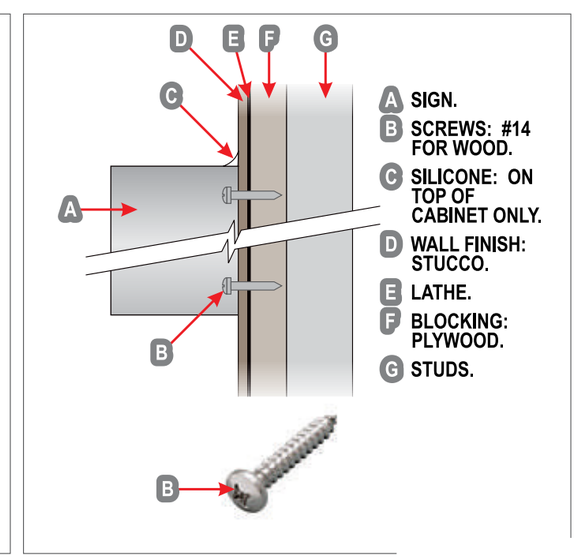
! *NOTE: 1-120 VOLT 20 AMP CIRCUIT
3 AMP TOTAL



FRAME DETAIL SCALE: 1"=1'-0"



INSTALLATION ON SOLID MASONRY
SCALE: N.T.S.



INSTALLATION ON STUCCO W
SCALE: N.T.S.

PROJECT: CST Brands #1684

LOCATION: SWC Bell Road and Loop 303 Surprise, Arizona 85374

9200 Valley Rd.
Prescott Valley, Arizona
86314
800-257-5095

SIGNS PLUS

Account Executive: Dale Johnson
Designer: AL
Design Number: 6604
DATE: 02/15/2017
SCALE: AS NOTED
REVISIONS:
R1-02/21/2017 SG
R2-04/21/2017 SG
R3-04/26/2017 SG
R4-04/26/2017 SG
R5-05/17/2017 SG
R6-06/05/2017 SG

SHEET: 6 OF 10

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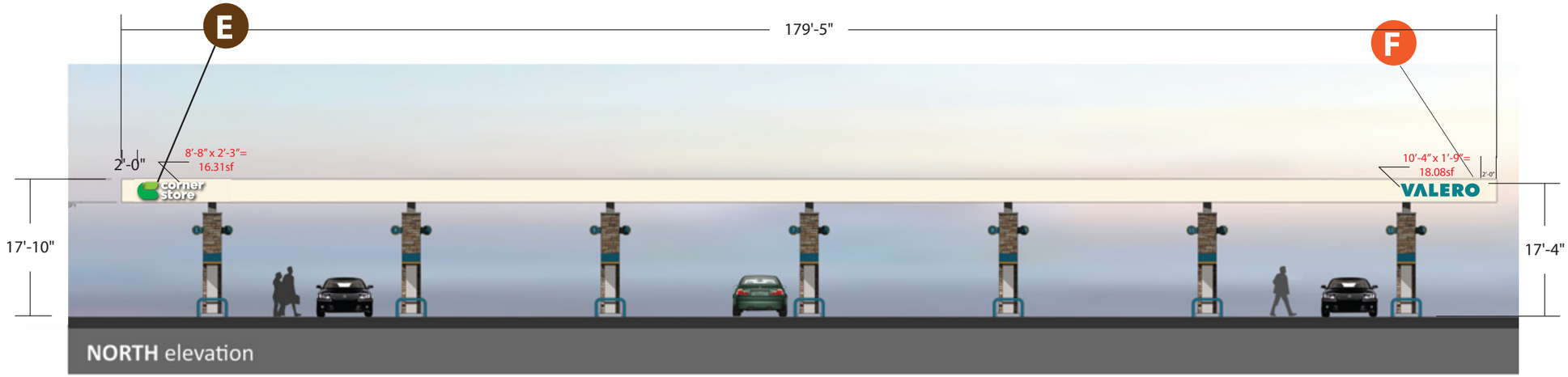


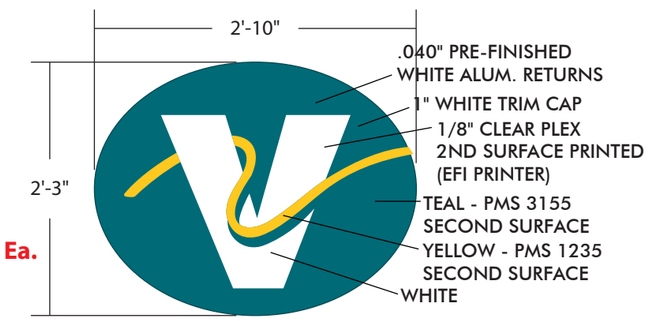
SCALE 1/16"=1'-0"

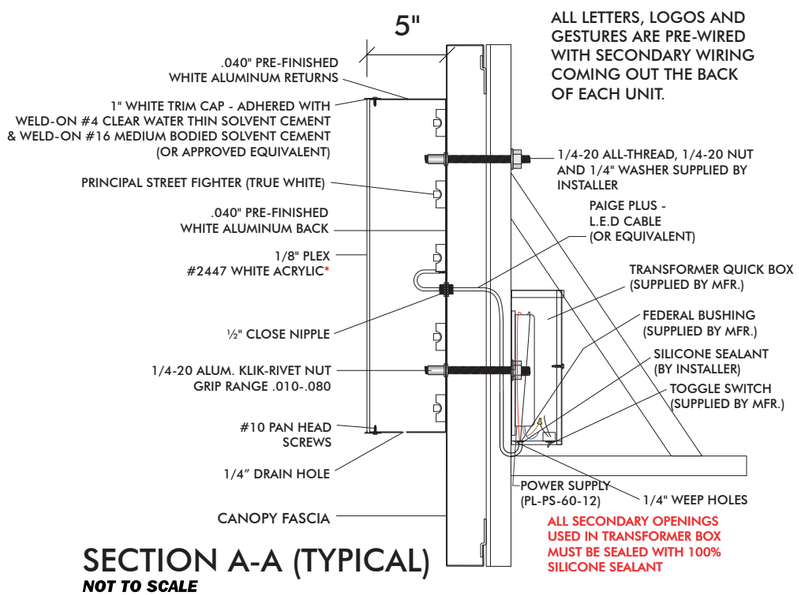
WEST & EAST ELEVATIONS

G CANOPY PAN CHANNEL LOGO

Scale: 3/4" = 1'-0"

Qty. 2
SQFT: 6.36 Ea.





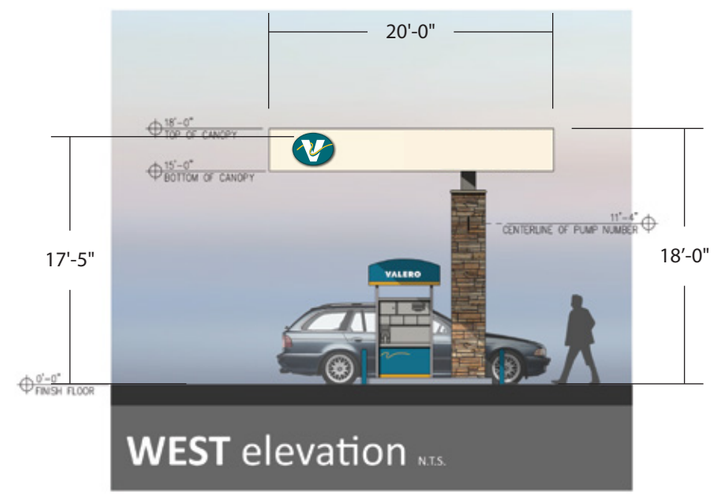
SECTION A-A (TYPICAL)

NOT TO SCALE

ALL SIGN COMPONENTS MUST BE U.L. LISTED.

SIGN	AREA(SF)
Valero Logo	2@6.36=12.72
Valero	18.08
CS Logo	6.00
Corner	5.13
Store	5.17
TOTAL	47.10

G



SCALE 3/32"=1'-0"

East Elevation Similar

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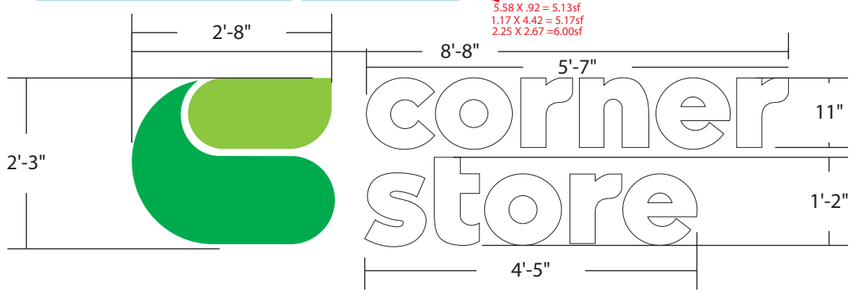
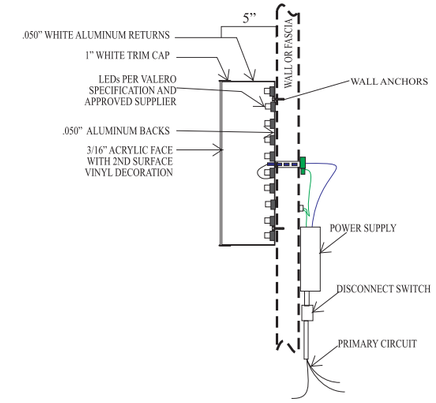
E CANOPY PAN CHANNEL LOGO | Scale: 1/2" = 1'-0"

Qty. 1
SQFT: 16.31
5.58 X .92 = 5.13sf
1.17 X 4.42 = 5.17sf
2.25 X 2.67 =6.00sf



CHANNEL LETTER DETAILS - LED ILLUMINATION



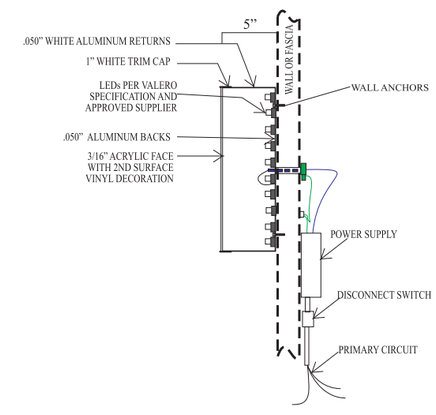
SIDE VIEW

•CORNER STORE LOGO

F CANOPY PAN CHANNEL LOGO | Scale: 1/2" = 1'-0"

Qty. 1
SQFT: 18.08

CHANNEL LETTER DETAILS - LED ILLUMINATION



SIDE VIEW

• VALERO LOGO

ACM FASCIA WITH ILLUMINATED CHANNEL LETTERS

CAN-1

L.E.D. SPECIFICATIONS

MANUFACTURER/MODEL: PRINCIPAL STREET FIGHTER / PL-OP2-SF3-P TW (TRUE WHITE)
(1.6) MODULES PER FOOT
POWER SUPPLY: 60W PL-PS-60-12
RUN UP TO 50' FT. (80 MODULES)

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SHEET: 8 OF 10

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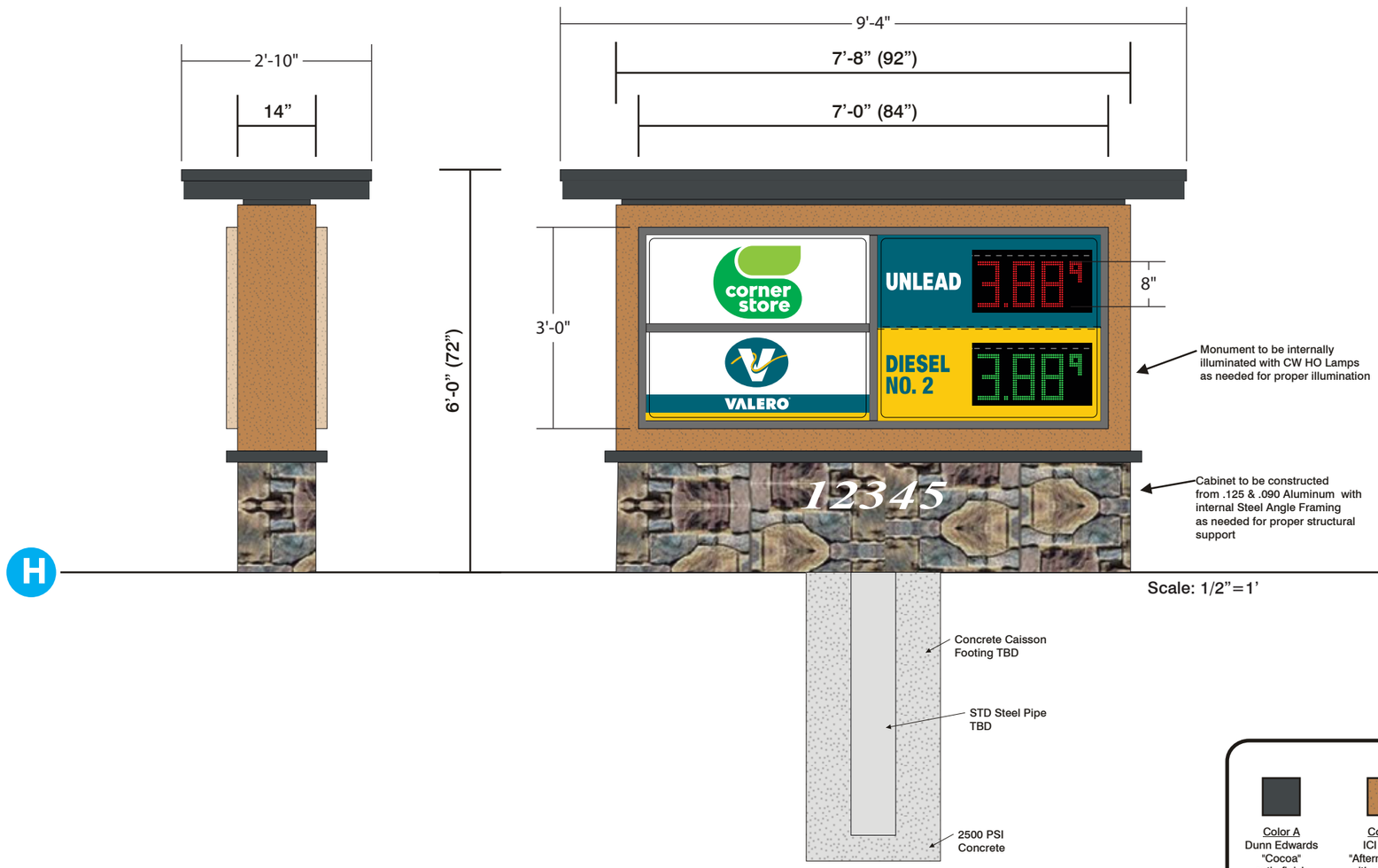

Color Chart

Color A	Color B	Color C	Color D
Dunn Edwards "Cocoa" satin finish	ICI Paints "Afternoon Tea" with a medium montex finish	Dunn Edwards "Endurance" with a medium montex finish	Stone Veneer "Foothills Vista" Custom Mix DURA STONE

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SHEET: 9 OF 10

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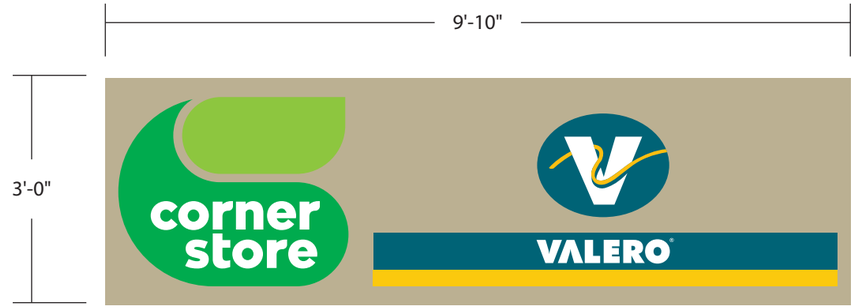

65'-0"

Scale:
3/32" = 1'-0"

I FREEWAY SIGN PANEL

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

Manufacture and install one (1) new routed out graphics backed with plex and applied first surface vinyl.

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CITY OF SURPRISE
Planning and Zoning Commission

July 6, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 6, 2017	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Discussion and direction pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):