

**Minor General Plan Amendment**  
and  
**Planned Area Development**  
FOR

**ZANJERO (DIVERSIFIED/FORE)  
MIXED-USE DEVELOPMENT**

**9200 West Glendale Avenue, Glendale, Arizona  
Northwest Corner of 91st Ave. and Glendale Avenue**

Case Nos: GPA19-04 and ZON19-10

Submitted: May 2, 2019  
1<sup>st</sup> Revision: October 7, 2019  
2<sup>nd</sup> Revision: December 13, 2019  
3<sup>rd</sup> Revision: January 2, 2020

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## NARRATIVE

### I. INTRODUCTION

Diversified Partners (“Diversified”) and Fore Property Company (“Fore”) are developing approximately two-thirds of the 39.43 gross (33+/- net) acres of vacant infill property located at the northwest corner of 91<sup>st</sup> Avenue and Glendale Road (“Site”). An Aerial Map is provided at **Exhibit 1**. The Site is divided into three “Areas” as shown on the Land Use Plan provided at **Exhibit 2**. “Area 1” is the proposed Diversified development that includes commercial and retail uses within the south portion of the Site. “Area 2” will be developed in the future with commercial, office, retail, multifamily, hotel and/or entertainment uses. Fore’s proposed development is a multifamily residential community on approximately 12 acres within “Area 3.” An Overall Conceptual Site Plan is provided at **Exhibit 3**. A Conceptual Site Plan for Area 1 is provided at **Exhibit 4** and a Conceptual Site Plan for Area 3 is provided at **Exhibit 5**. The proposed development on this vacant infill Site is consistent and compatible with other land uses within the Zanjero development, Westgate and the surrounding area. We are requesting a Minor General Plan Amendment (“Minor GPA”) and a new Planned Area Development (“PAD”) zoning on the Site to allow uses and developments that are appropriate for the Site and will provide opportunities to live, work, dine, shop and play.

### II. SITE, SURROUNDING AREA, AND EXISTING GENERAL PLAN & ZONING

The Site is currently vacant. Glendale Avenue borders the south side of the Site and 91<sup>st</sup> Avenue borders the east side of the Site. Zanjero Boulevard wraps around the west and north sides of the Site. There is an existing multifamily development and a planned hotel development located adjacent to the Site’s northwest boundary. An existing Cabela’s and Cracker Barrel Restaurant are located west of the Site, across Zanjero Boulevard. Westgate is located south of the Site, across Glendale Avenue. There are an existing commercial development and existing single-family homes located east of the Site, across 91<sup>st</sup> Avenue.

The Site is designated on the City’s General Plan as Corporate Commerce Center (“CCC”) and the Site is zoned PAD (“Zanjero PAD”). The existing Zanjero PAD allows commercial, retail, office, restaurants, hotel and multifamily uses similar to Diversified’s and Fore’s proposed developments on the Site.

### III. PROPOSED MINOR GENERAL PLAN AMENDMENT

We are requesting an amendment from the Site’s existing General Plan designation of CCC to Entertainment Mixed-Use (“EMU”). Diversified’s and Fore’s proposed developments are consistent with the EMU designation’s purpose of providing a wide range of commercial and office uses, multifamily residential uses (greater than 18 dwelling units per acre), and potential hotel and entertainment uses. Further, the Minor GPA request is supported by the following goals and policies of the General Plan:

- **Land Use Element Goal LU-1, Policy LU-1.1: Development is guided by sound growth management; the City shall ensure that sufficient infrastructure is in place for desired land uses.** There is adequate infrastructure surrounding the Site with Glendale Avenue, 91<sup>st</sup> Avenue and Zanjero Boulevard located adjacent to the Site. Further, the Site is located within area with existing and planned commercial, retail,

entertainment, employment and high density residential uses and this Minor GPA is compatible and complementary to the area.

- **Land Use Element Goal LU-3; Policy LU-3.6:** Land uses tie into existing and future transportation systems; the City should encourage developers to establish densities of at least 15 dwelling units per acre for new residential development in areas within a quarter mile radius of high capacity transit stations. There are existing transportation systems available within the area to serve the existing and proposed mixed-uses within the area. This Minor GPA further complements the area and places more high-density residential uses for additional ridership and use of the City’s transportation systems. The proposed multifamily portion of this mixed-use development within Area 3 will be greater than 15 dwelling units per acre.
- **Land Use Element Goal LU-3; Policy LU-4.1, and Policy LU-4.4:** Mixed-use projects provide urban clusters with housing, retail, restaurants and integrated transit facilities in Glendale; the City should support and facilitate the creation of mixed use projects that locate housing, employment, retail, entertainment and services in condensed areas to support walkability and reduce vehicle trips; the City shall encourage a variety and mix of uses, including both vertical and horizontal mixed-use where appropriate. The proposed Minor GPA will locate multifamily housing near an area with existing and planned entertainment, retail, employment and other complementary uses and further support the City’s plan for a walkable, pedestrian environment within a mixed-use development on the Site. The proposed development will further cluster housing, retail, restaurants and transit facilities within this area of Glendale.
- **Housing Element Goal HE-6; Policy HE-6.2:** Residential areas relate to work places; the City shall encourage housing in close proximity to designated employment areas. The Minor GPA and the proposed mixed-use development on the Site, including multifamily housing, commercial, retail, and potential hotel, entertainment and office uses, are located within the Zanjero PAD and across the street from Westgate, providing a vast number of employment opportunities for residents within this area of Glendale. The proposed multifamily residences will be in close proximity to the existing and future employment opportunities in the area.
- **Economic Development Element Goal ED-1; Policy ED-1.6:** Glendale has a diversified economy; The City should monitor the Bell Road corridor and Sports and Entertainment District to ensure the corridors remain fresh and relevant to the current economic potential; and, continually explore opportunities to upgrade the tenant mix or enhance with residential opportunities. This Minor GPA responds to market demand for more high-density housing in this area and further supports the Sports and Entertainment District. Further, the proposed mixed-use development on the Site will upgrade the tenant mix in this area with fresh and relevant users in the marketplace.

#### **IV. PAD ZONING DISTRICT CONFORMANCE**

This PAD is a mixed-use development proposal that satisfies the defined purpose of the Planned Area Development (PAD) zoning district under Section 5.900 of the City of Glendale Zoning Ordinance as follows:

- A. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

This PAD allows an existing mixed-use development (Zanjero) to continue to be developed with creative and effective land uses that meets the intent of the original Zanjero development. The proposed uses will complement and support the entertainment mixed-use concepts of the area. Further, this PAD incorporates specific land uses, pedestrian elements, vehicular accessways and a variety of design and development standards which will further compliment development within the area.

- B. Encourage residential development to provide a mixture of housing types and designs.

This PAD provides additional multifamily units to support the commercial and entertainment uses within the area. The additional multifamily units will add to the primarily single-family homes within the area and further provide a mixture of housing types and attractive residential building designs.

- C. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

This PAD includes a mix of land uses, such as multifamily, commercial, retail and potential for hotel, entertainment, office and other land uses. The proposed mix of uses provides a variety of land use types and intensity of uses.

- D. Provide a process which relates the urban design and scope of the project to the unique characteristics of the site.

The vision for this PAD is to create a mixed-use environment with a variety of different types of land uses and varying intensity and building heights across the Site. The proposal aims to provide convenient access to services within the area and add housing diversity to the areas predominantly single-family homes. The additional multifamily units, commercial, retail, and potential office, hotel, and entertainment uses will complement the existing mix of uses within the area.

- E. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open space to serve the development and to minimize impact on existing or future adjacent development.

This is a vacant infill Site. Existing infrastructure is available to serve the proposed development. Additional infrastructure necessary to serve the Site will be determined, designed and constructed in accordance with the City of Glendale requirements and policies. The design

proposal ensures that the property will be developed in a manner that minimizes any potential impact on the surrounding area.

- F. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

A goal of the General Plan is to encourage integration of compatible uses in order to provide a cohesive environment that is in harmony with the existing character of the area. It is also a goal of the City to facilitate infill development of vacant properties. This PAD meets the intent of the approved Zanjero zoning and the City's policies and goals. Further, the proposed mixed-use development is compatible and complementary to the existing uses within the area.

## **V. PROPOSED PAD**

A major objective of PAD zoning is to accommodate a mix of uses that combine residential and nonresidential land uses through the Site's layout and common design elements, development guidelines, and development standards to create a dynamic project that will be an asset in the area. Another objective of PAD zoning is to create an innovative development for all land use types to provide a greater variety and intensity of uses. The intent of this PAD is to accomplish those objectives by zoning the Site to PAD for a mix of uses that are compatible with the area. All development shall comply with the City's Zoning Ordinance, except as modified herein.

The proposed commercial and retail uses are located on the southern portion of the Site (Area 1), near Glendale Avenue and 91<sup>st</sup> Avenue, across from the Westgate development. The proposed multifamily development is located on the northern portion of the Site (Area 3), adjacent to an existing multifamily development and adjacent to 91<sup>st</sup> Avenue and Zanjero Boulevard with easy access to/from appropriate roadway infrastructure. Area 2 is located within the central portion of the Site that will be developed in a later phase(s) that may include uses such as a hotel, entertainment facility, commercial, retail, office multifamily and/or other uses consistent with the allowed uses described below. All areas of the Site have easy access to the surrounding roadways and pedestrian sidewalks.

### **A. Permitted Uses**

The uses proposed on the Site and permitted as part of this PAD are consistent with the intent of the Zanjero PAD (Z-02-19). The Permitted uses on the Site are as follows:

#### Permitted Uses (Area 1 and 2):

- Restaurants with outdoor dining and catering.
- Retail stores.
  - General merchandising including variety and specialty stores.
  - Food.
  - Apparel and accessories.
  - Home and office furnishings.

- Hardware stores.
- Home improvement stores.
- Professional services, such as but not limited to:
  - Barber shops and beauty salons.
  - Small appliance repair shops.
  - Laundry, cleaning and dry-cleaning establishments, except, excluding a standalone laundromat facility.
- Indoor recreation facilities.
- Indoor movie theatres excluding adult theatres.
- Music or dance schools and studios.
- Childcare center.
- Medical or dental offices, clinics, and laboratories.
- Medical offices.
- Commercial, trade, business schools, colleges and universities.
- Business support services.
- Financial institutions.
- Convenience uses with drive-through facilities (such as restaurants, pharmacies and financial institutions). Up to 5 drive-through facilities shall be permitted on the Site. Additional drive-through facilities may be allowed on the Site, subject to obtaining a Conditional Use Permit Approval.
  - Drive-through facilities located within 200 feet of Glendale Avenue and/or 91<sup>st</sup> Avenue right-of-way shall not have drive-through windows facing Glendale Avenue and/or 91<sup>st</sup> Avenue.
- Wholesale sales.
- Professional, administrative or business offices.
- Hospitals, urgent care centers.
- Motion pictures production, radio and television broadcast studios within enclosed building, but not including transmitter towers,
- Hotels, motels and residential time-share units, including ancillary outdoor recreation amenities.
- Conference Centers.
- Accessory retail uses within an employment building not to exceed five thousand (5,000) square feet of floor space (i.e.: gift shop, delicatessen).

- Health clubs.
- Multiple-residence dwellings (including apartments). Shall be a minimum of 4 stories.
- Live entertainment facilities that include music performed by more than one (1) musician or dancing. Does not include adult live entertainment. There shall be either a 150 feet separation from residential uses or the building shall be constructed with sound attenuating walls.
- Nightclubs. There shall be either a 150 feet separation from residential uses or the building shall be constructed with sound attenuating walls.
- Wireless communication facilities.
- Entertainment facilities, including uses such as arenas, e-sports, arcades, lounges and bars.

Permitted Uses (Area 3):

- Multiple-residence dwellings (including apartments). Shall be a combination of 3 and 4 story buildings or greater.

Permitted Uses subject to Conditions (Areas 1, 2, and 3):

- Seasonal sales and special events, subject to standards in City Zoning Ordinance Sections 7.501 and 7.503.
- Wireless communication facilities, subject to City Zoning Ordinance Sections 7.506 and 7.600.
  - Building mounted antennas and roof mounted antennas.
  - Alternative tower structure mounted antennas that utilize an existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

Permitted Uses subject to Conditional Use Permit (Areas 1 and 2):

- Gas Stations.
  - All uses that include retail sales of gasoline only as an ancillary component of the primary retail business shall be designed to orient the gasoline service pumps and canopies covering the pumps to the interior of the Site with the building(s) adjacent to the street. Gas stations and/or car washes shall not be located at the southwest corner of the Site (Glendale Road and Zanjero Blvd.) and/or the southeast corner of the Site (Glendale Road and 91<sup>st</sup> Avenue).

Prohibited Uses (Areas 1, 2, and 3):

- Adult businesses.
- Thrift Stores.
- Pawn Shops.

- Medical Marijuana establishments.

In addition to the Permitted Uses listed above, convenience land uses shall not be allowed on the “hard corners” located at the southeast and southwest corners of Area 1.

**B. Site Layout**

The Site has been designed as a mixed-use development with a variety of uses that complement and support each other and the surrounding properties. A Conceptual Site Plan for Area 1 is provided at **Exhibit 4**. A Conceptual Site Plan for Area 3 is provided at **Exhibit 5**.

**C. Development Standards**

The Development Standards for the Site shall be as follows:

Site Development Standards	PAD
Min. Residential Density	20 du/ac (Area 3) 30 du/ac (Areas 1 and 2)
Min. Open Space %	25% - Multifamily Uses (Areas 1, 2, 3) 15% - All other Uses (Areas 1 and 2 -applies to the entire Area 1 and 2 collectively, not individual parcels)
Min. Landscape Setback *No min. landscape setback within interior property lines of the Site.	50' (Glendale Road and 91 <sup>st</sup> Avenue) 35' (Zanjero Boulevard) 8' (Northeast Corner – Area 3) 8' (Adjacent to the planned hotel site and existing multifamily development) Landscape setback measured from the property line.
Min. Building Perimeter Setback *No min. building setbacks within interior property lines of the Site.	50' (Glendale Road and 91 <sup>st</sup> Avenue) 35' (Zanjero Boulevard) 8' (Northeast Corner – Multifamily Site) 15' (Adjacent to the planned hotel site and existing multifamily development) Building setback measured from the property line.
Max. Building Height	Areas 1 and 2 = 90 feet Area 3 = 60 feet
Min. Building Height	Area 1 = Varies 22 feet to 28 feet* Area 2 = 36 feet*

	*See Min. Building Height Exhibit ( <b>Exhibit 6</b> )
Max. Lot Coverage %	25% (Area 3) 70% (Areas 1 and 2)

Land Use	Parking Ratio <sup>1</sup> (Minimum/Maximum)
Multifamily Residential	Min. (all units) = 1 space per unit Min. – Guest = 1 space per 2 units No Maximum Parking Spaces.
All other Land Uses	Min. parking required shall be 70% of the parking spaces required under Section 7.403 of the City’s 1993 Zoning Ordinance, or Developer shall provide a parking study during the Design Review process to determine applicable parking requirements. No Maximum Parking Spaces.

(1) The amount of parking necessary to support the overall development of the Site will be carefully planned to accommodate the needs of the various uses without providing excess amounts of unnecessary parking. The parking demands for similar type developments of commercial, retail, and multifamily all on one master planned site are reflected in the minimum parking requirements listed in the table above, which are appropriate for this Site.

**D. Comprehensive Sign Plan**

A Comprehensive Sign Plan is set forth as **Exhibit 7**. The sign plan addresses both permanent identification and temporary marketing requirements and has been designed to complement the quality of the commercial, office, and residential components of the proposed development. There is an existing public utility easement located within the eastern portion of the Site, offset east of the Site’s eastern boundary along 91<sup>st</sup> Avenue. The increase in sign size is required due to the signs being located further away from vehicular traffic along 91<sup>st</sup> Avenue. The increase in sign size is also consistent with sign codes from other municipalities within the Valley. To the extent the proposed comprehensive sign plan conflicts with the City’s Sign Code, the comprehensive sign plan set forth in this PAD booklet shall apply.

**E. Phasing Plan**

Diversified and Fore anticipate the development will be constructed in multiple phases. The multifamily development will be a separate phase of development from the commercial,

retail and entertainment uses. The commercial, retail, and entertainment uses on the Site will likely be developed as separate phases depending on when certain users plan to open business.

## **VI. ARCHITECTURAL DESIGN**

This PAD intends to create an attractive, high quality, mixed-use development that incorporates a variety, yet harmonious, collection of architectural styles linked together with a consistent landscaping theme. Each building design will be reviewed and approved with respect to the general composition of massing, form, scale, visual strength and integrity, particularly as viewed from the streets and neighboring properties. These designs may, and should, vary, but should maintain common design threads that create compatibility between buildings and land uses, and are in keeping with the context of the project's overall development.

### Site Design

Each parcel within the Site will be developed to ensure that building, parking, pedestrian/open space, entrances and retention areas are compatible with adjacent development. General guidelines for site design include:

- Maintaining appropriate distances between structures to minimize the impact of parking.
- Incorporate pedestrian circulation and open spaces, with benches, outdoor eating areas and courtyards, enhanced through the utilization of a variety of materials, landscaping, signage, and lighting.
- Site lighting shall consist of streetlights (located in street rights-of-way), parking lot lights, landscape lighting, sidewalk lighting, bollards and other building entrance and pedestrian way lighting. Lighting shall be located so as to minimize dispersion of light onto any residential properties, yet be adequate for safety and visibility of directional signage. The height of parking lot lighting shall be consistent with adjacent developments.
- Screening ancillary structures and equipment (such as dumpsters, mechanical equipment, electrical equipment, etc.) from public view. These screens shall be designed and utilize appropriate materials and colors maintaining compatibility with the respective buildings.
- Building structures and parking shall be contained by a continuous landscape perimeter, interrupted only by access drives. The landscape perimeter shall be compatible to the landscape theme of adjacent thoroughfares to reinforce the landscape design of that street.
- Parking for each development within Zanjero will be provided via onsite surface parking lots or parking structures, with controlled points of access from adjoining thoroughfares. Parking areas shall include landscape treatments to break up the monotony of a large paved area and provide shade and defined access points, with parking aisles oriented to facilitate pedestrian movement to the building(s) served as well as to adjacent pedestrian paths of movement. Parking canopies or parking structures shall be architecturally linked to the primary structure.

## Building Design

Buildings within the Site shall be sensitive to the southwestern climate, and be designed in a manner that takes advantage of appropriate cooling requirements and landscaping.

Rooflines, relative building heights, orientation of entrances and other major architectural elements of the buildings shall be designed within the context of the overall PAD. Building design shall complement the surrounding area, with contrast encouraged where appropriate or beneficial to the overall development.

Buildings shall include articulated wall planes, projections and recesses to provide shadow and depth, and will combine multi-story forms with stepped, stacked or sloped facades.

Service entries, site-mounted equipment, trash containers and other ancillary structures shall be screened from view, both from adjacent properties and surrounding streets.

## Building Materials

Employment, Retail, and Residential buildings within the Site will use materials, such as the following (or similar alternatives):

- Common clay brick.
- Architectural metal panels, as a minimal accent feature only.
- Poured in place, tilt-up or precast concrete provided that surfaces must be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved through the Design Review process). Tilt-up concrete walls shall use reveal joints to break up massing of the walls.
- Stucco or EIFS (exterior insulated finish systems) type systems provided that finished must be smooth or sand finish.
- Integrally colored concrete block, smooth face and/or split-face block units.
- Granite, marble or other natural stone.
- Ceramic tile.
- Sloped roofs may be a combination of flat concrete tile and architectural metal, but not only metal.
- Any roof access ladders shall be located inside the building.
- All roof drainage shall be interior roof drains.

## Color Palette

Colors and materials should be used to create visual harmony within Zanjero. The approved colors are as follows (or similar alternatives):

- Desert hues and other “earth tones” or varying tints and tones of “cool colors”.
- Muted shades of blues, greens and reds found in the natural desert color vocabulary.

- Colors appearing in natural stone utilized in buildings.

#### Prohibited Design Materials and Color Palette

There are some design materials and colors that should not be used in the Site. Those include:

- Wood, except for limited amounts of trim and accents.
- Bright colors such as orange, red, blue, green, yellow, purple and similar colors, except for accent purposes or as a complimentary building color to the main building color.
- Spanish or mission-type barrel roof tile.
- Polished metal sun protection, striped awnings, fabric shade structures, except for awnings or shade structures that may be utilized in outdoor patio or eating areas and courtyards or over windows and entries.
- Large expanses of reflective glass, blank walls or concrete panels.

#### **VII. CONCLUSION**

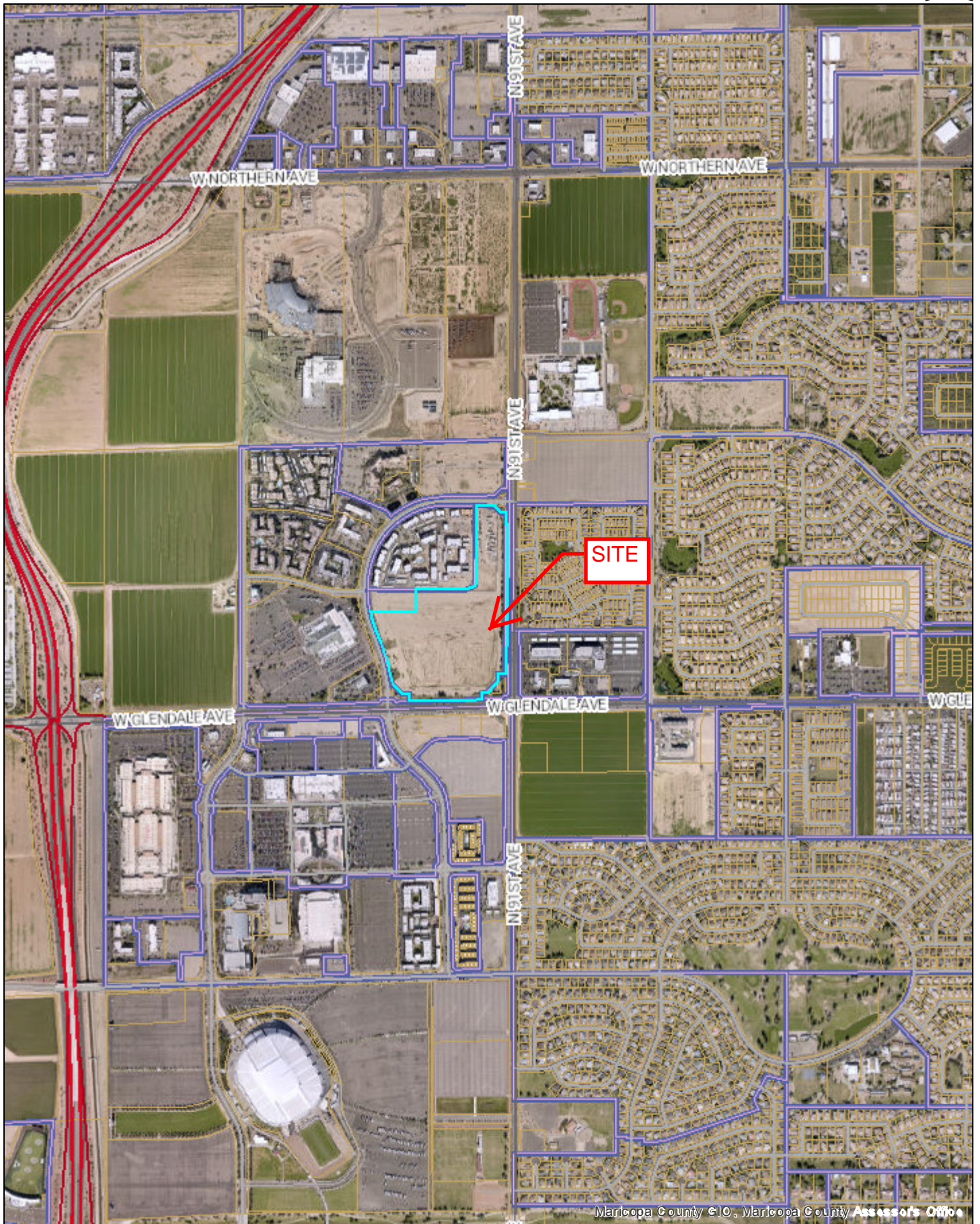
Diversified and Fore have planned this development with a variety of commercial, retail, and multifamily uses on this vacant infill Site. This development will continue the growth seen in this area of Glendale and be consistent and complementary of many other businesses and entertainment concepts in the area, including the Sports and Entertainment District. The proposed Minor GPA and PAD will create a dynamic mixed-use development on this vacant infill Site that fits into the vision and plan for the area. The proposed land uses are unified through the layout, development standards and proposed signage, providing a great opportunity for residents to live, work, shop, dine and play. We request your approval.

**Diversified Partners  
And Fore Property Company**

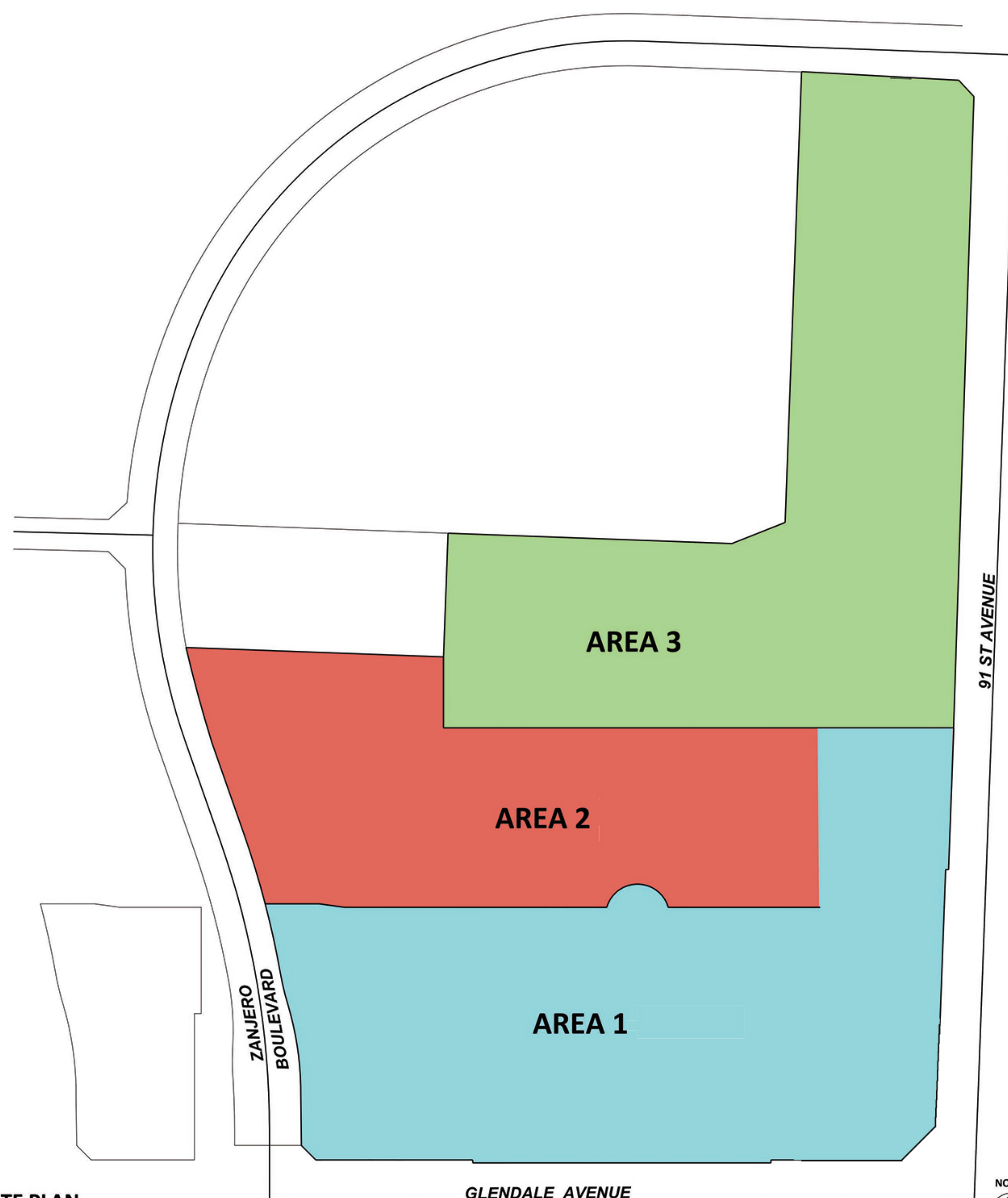
# **Exhibit 1**



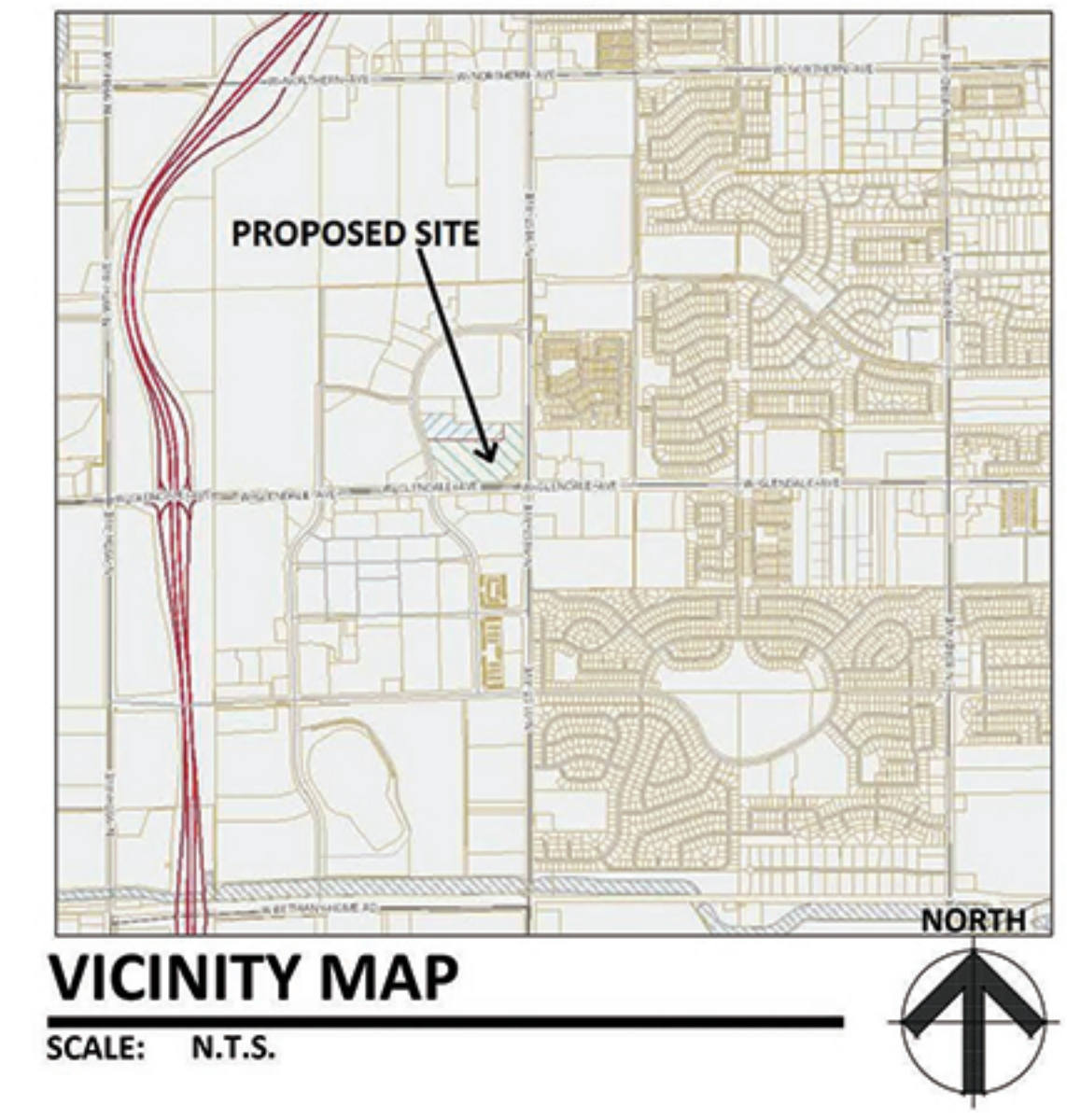
# Map



# **Exhibit 2**



- AREA 1
- AREA 2
- AREA 3



**SITE PLAN**  
SCALE: 1" = 60'-0"

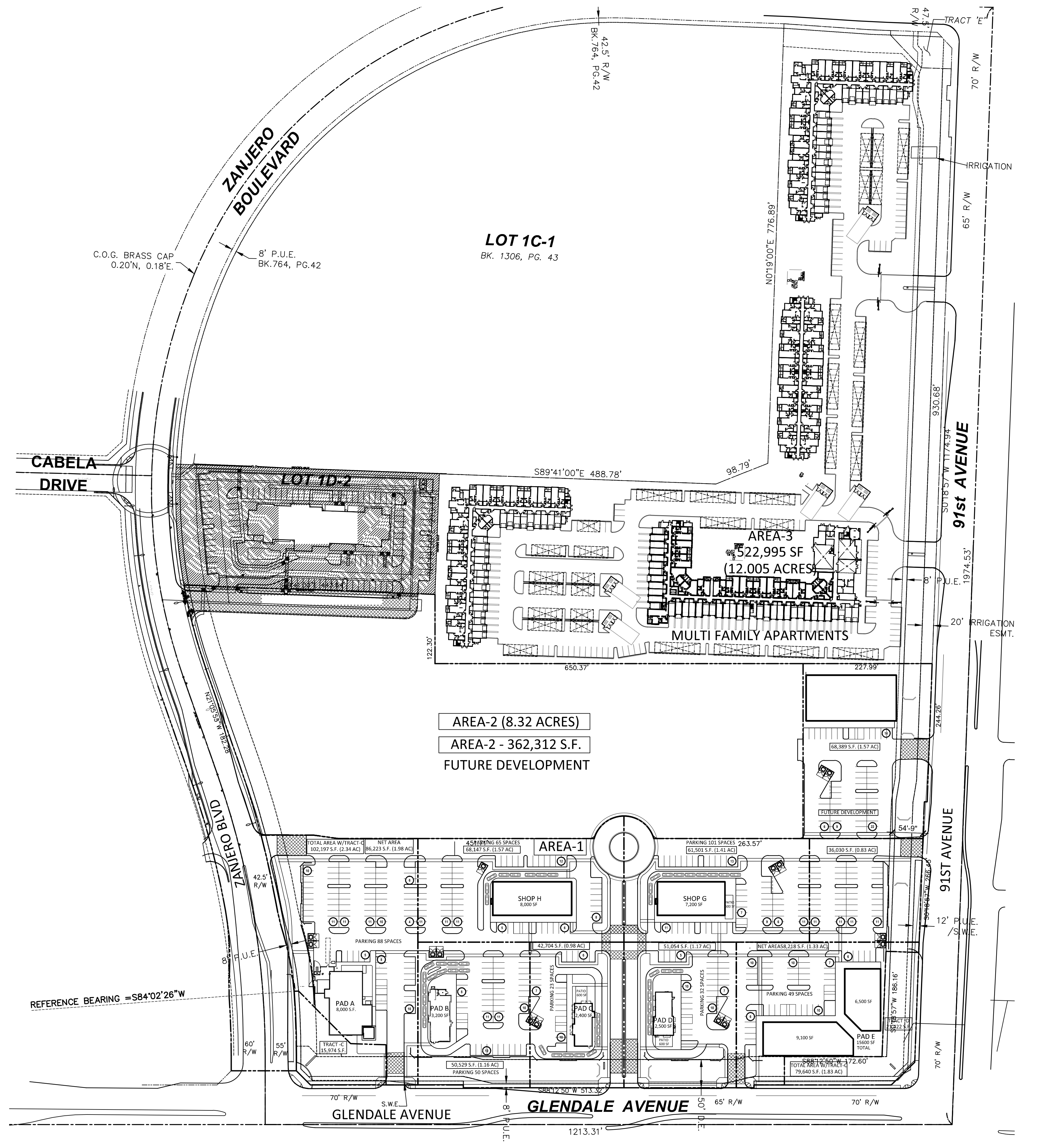
**GLENDALE AVENUE RETAIL**  
NWC OF GLENDALE AVENUE AND 91ST AVE  
GLENDALE, ARIZONA  
DATE: 10-07-2019 (PRELIMINARY)

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**SP-0.0 OVERALL**  
R K A A # 18255.00

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



# **Exhibit 3**



**CONCEPTUAL SITE PLAN**

SCALE: 1" = 100'-0"

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

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**SITE DATA - OVERALL**

EXISTING ZONING: PAD  
 PROPOSED NET SITE AREA (AREA I): 11.21 ACRES (454,405.5 S.F.)  
 FUTURE NET SITE AREA (AREA I - PADJ): 1.57 ACRES (68,388.5 S.F.)  
 TOTAL NET SITE AREA (AREA I): 12.001 ACRES (522,794 S.F.)  
 TOTAL NET SITE AREA (AREA II): 8.32 ACRES (362,312.4 S.F.)  
 TOTAL NET SITE AREA (AREA I & II): 20.321 ACRES (885,106.4 S.F.)  
 TOTAL TRACT AREA (15,973.6+21,421.7) 0.858 ACRES (37,395.3 S.F.)

MAX. BUILDING HEIGHT: 65'-0"  
 PROPOSED USE: RETAIL/RESTAURANTS/OFFICE

**SITE DATA - AREA-I - RETAIL**

BUILDING AREA:  
 PAD A: RESTAURANT 8,000 S.F.  
 PAD B: RESTAURANT 3,200 S.F.  
 PAD C: RESTAURANT 2,400 S.F.  
 PAD C: PATIO 600 S.F.  
 PAD D: RESTAURANT 2,500 S.F.  
 PAD D: PATIO 600 S.F.  
 PAD E: RETAIL 7,600 S.F.  
 PAD E: RESTAURANT 8,000 S.F.  
 PAD F: - -  
 SHOP G: RESTAURANT 2,000 S.F.  
 SHOP G PATIO: 600 S.F.  
 SHOP G: RETAIL 5,200 S.F.  
 SHOP H: RESTAURANT 2,000 S.F.  
 SHOP H RETAIL: 6,000 S.F.

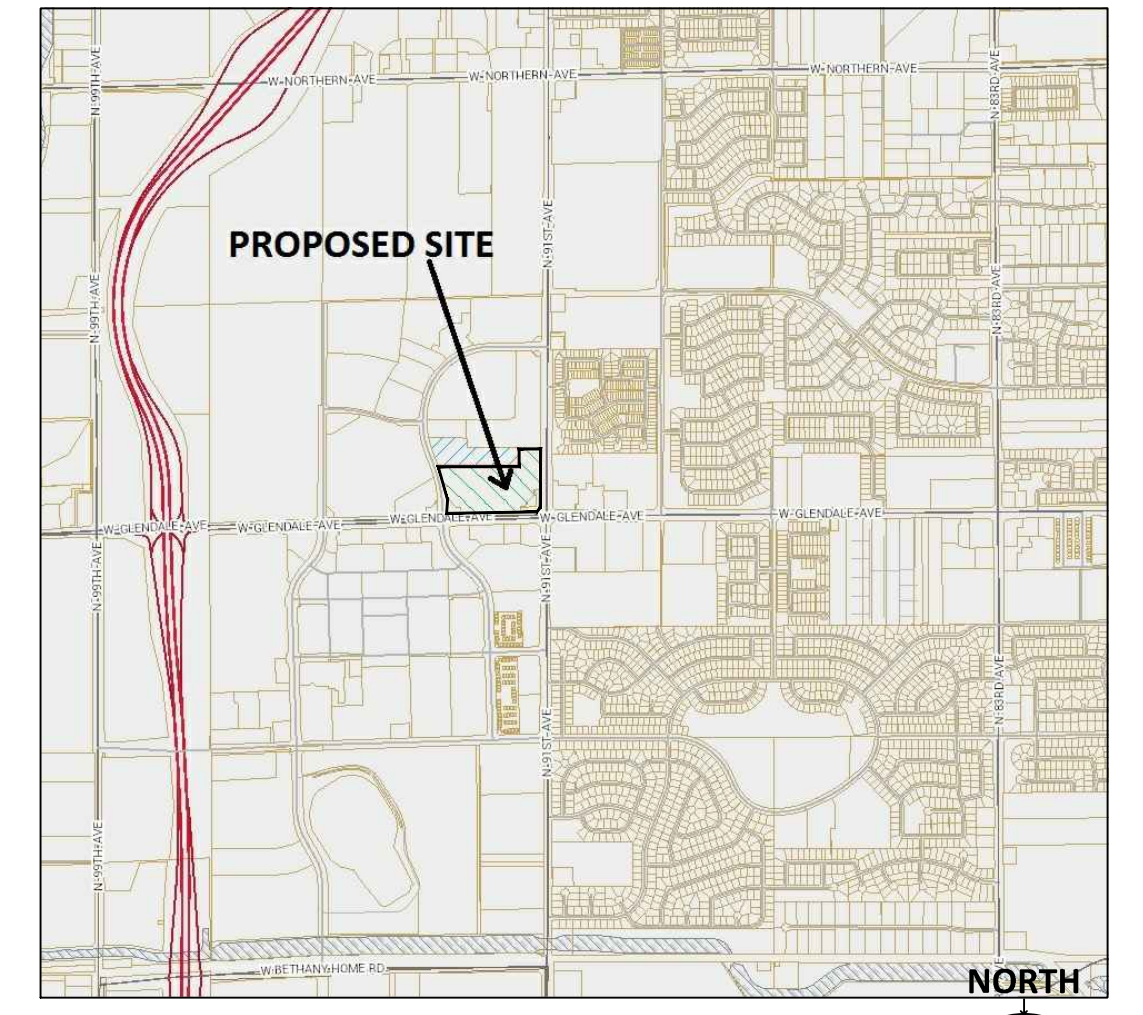
TOTAL BUILDING AREA: 48,700 S.F.

PARKING REQUIRED:  
 RESTAURANT - 1/100 (29,900 / 100) 299 SPACES  
 RETAIL - 1/ 250 ( 18,800 / 250) 76 SPACES  
 PARKING REQUIRED PER CODE: 375 SPACES  
 70% OF TOTAL PARKING REQUIRED: 277 SPACES  
 PARKING PROVIDED: 405 SPACES

**SITE DATA - FUTURE SHOP-J**

BUILDING AREA:  
 SHOP J: RESTAURANT 3,000 S.F.  
 SHOP J: RETAIL 10,000 S.F.  
 TOTAL AREA: 13,000 S.F.

PARKING REQUIRED :  
 RESTAURANT - 1/100 ( 3,000 / 100) 30 SPACES  
 RETAIL - 1/ 250 ( 10,000 / 250) 40 SPACES  
 PARKING REQUIRED PER CODE: 70 SPACES  
 70% OF TOTAL PARKING REQUIRED: 49 SPACES  
 PARKING PROVIDED: 51 SPACES

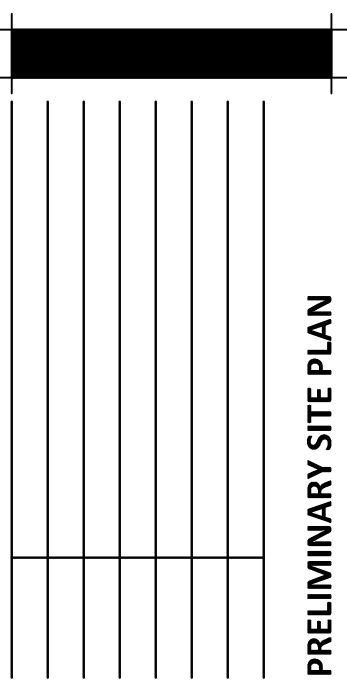


**VICINITY MAP**

SCALE: N.T.S.



**RKA**  
 ARCHITECTS, INC.  
 2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016  
 602-955-3900



PRELIMINARY SITE PLAN

**GLENDALE AVENUE RETAIL**  
 NWC OF GLENDALE AVENUE AND 91ST AVENUE  
 GLENDALE ARIZONA

SR18-0295

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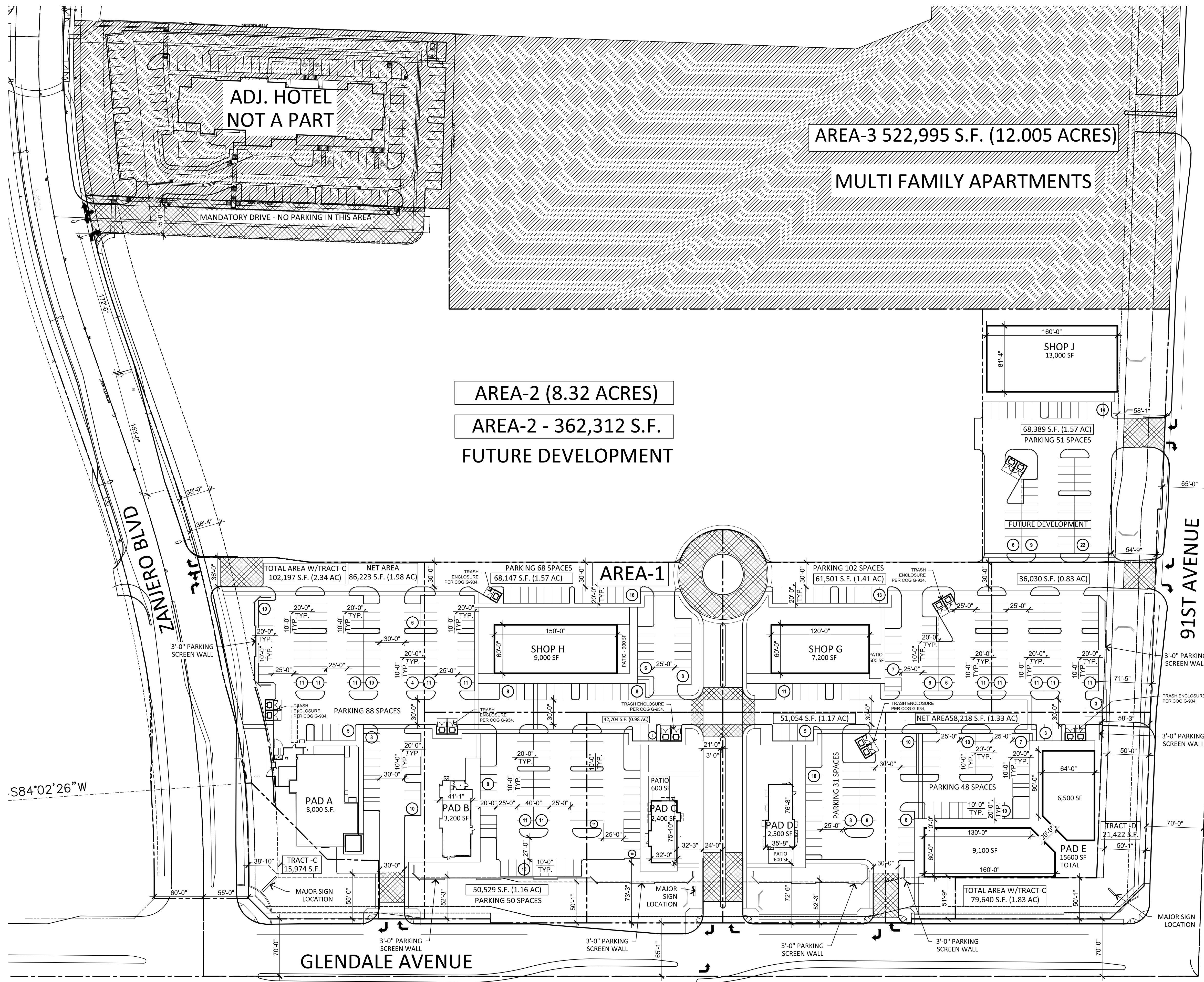
design by: --  
 drawn by: --  
 checked by: --

**SP-1**  
 project: 18255

DATE: 10-03-2019

NOTE: ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

# **Exhibit 4**



**CONCEPTUAL SITE PLAN**

SCALE: 1" = 60'-0"

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

**PROJECT DIRECTORY**

ARCHITECT:  
 RKA ARCHITECTS, INC.  
 2233 EAST THOMAS ROAD  
 PHOENIX, ARIZONA 85016  
 CONTACT: NEIL FEASER  
 PHONE: (602) 955-3900  
 FAX: (602) 955-0496  
 E-MAIL: nfeaser@rkaa.com

**SITE DATA - OVERALL**

EXISTING ZONING: PAD  
 PROPOSED NET SITE AREA (AREA I): 11.21 ACRES (454,405.5 S.F.)  
 FUTURE NET SITE AREA (AREA I - PADJ): 1.57 ACRES (68,388.5 S.F.)  
 TOTAL NET SITE AREA (AREA I): 12.001 ACRES (522,794 S.F.)  
 TOTAL NET SITE AREA (AREA II): 8.32 ACRES (362,312.4 S.F.)  
 TOTAL NET SITE AREA (AREA I & II): 20.321 ACRES (885,106.4 S.F.)  
 TOTAL TRACT AREA (15,973.6+21,421.7) 0.858 ACRES (37,395.3 S.F.)

MAX. BUILDING HEIGHT: 65'-0"  
 PROPOSED USE: RETAIL/RESTAURANTS/OFFICE

**SITE DATA - AREA-I - RETAIL**

BUILDING AREA:  
 PAD A: RESTAURANT 8,000 S.F.  
 PAD B: RESTAURANT 3,200 S.F.  
 PAD C: RESTAURANT 2,400 S.F.  
 PAD C: PATIO 600 S.F.  
 PAD D: RESTAURANT 2,500 S.F.  
 PAD D: PATIO 600 S.F.  
 PAD E: RETAIL 7,600 S.F.  
 PAD E: RESTAURANT 8,000 S.F.  
 PAD F: -  
 SHOP G: RESTAURANT 2,000 S.F.  
 SHOP G PATIO: 600 S.F.  
 SHOP G: RETAIL 5,200 S.F.  
 SHOP H: RESTAURANT 3,000 S.F.  
 SHOP H PATIO: 900 S.F.  
 SHOP H RETAIL: 6,000 S.F.

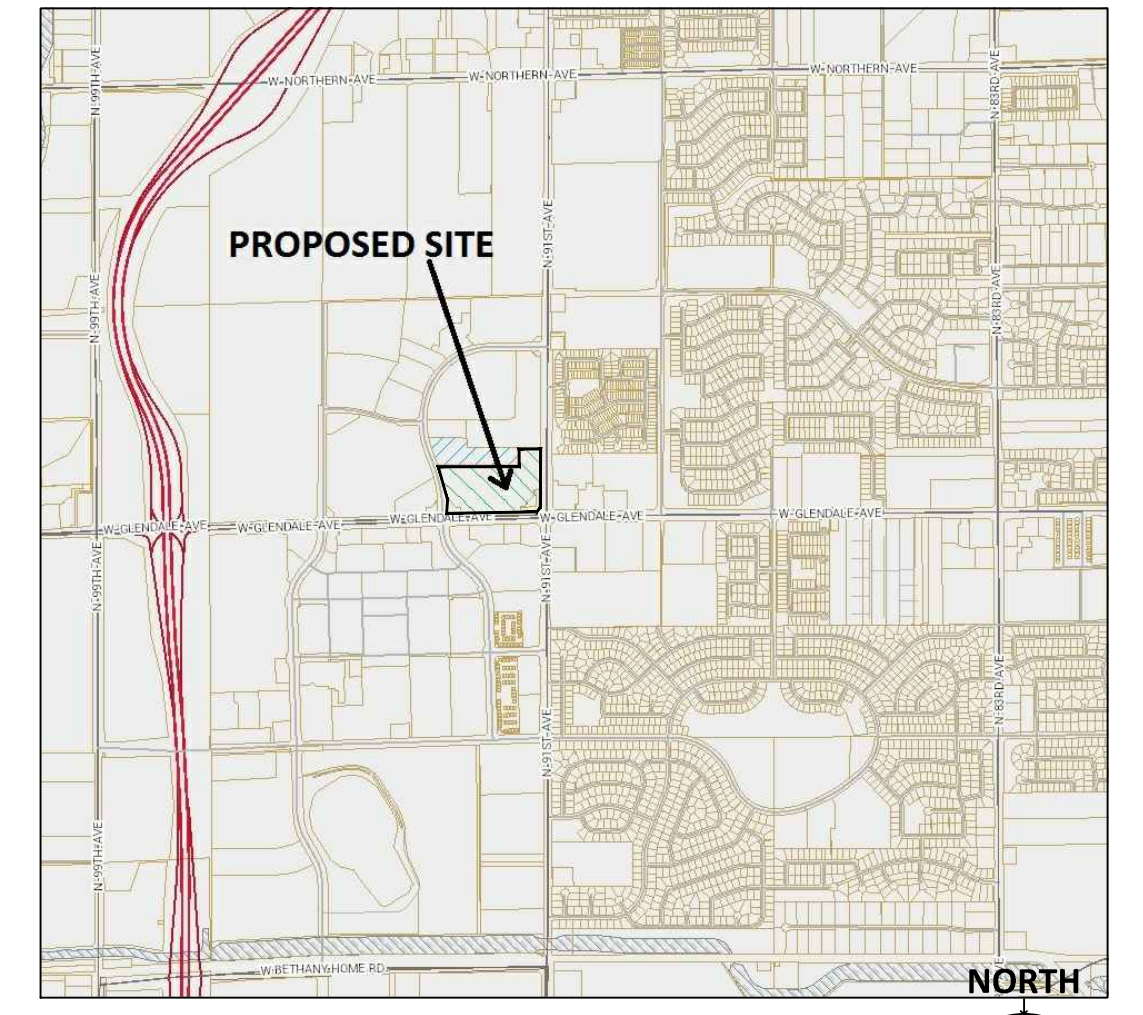
TOTAL BUILDING AREA: 50,600 S.F.

PARKING REQUIRED:  
 RESTAURANT - 1/100 (31,800 / 100) 318 SPACES  
 RETAIL - 1/ 250 (18,800 / 250) 76 SPACES  
 PARKING REQUIRED PER CODE: 394 SPACES  
 70% OF TOTAL PARKING REQUIRED: 276 SPACES  
 PARKING PROVIDED: 408 SPACES

**SITE DATA - FUTURE SHOP-J**

BUILDING AREA:  
 SHOP J: RESTAURANT 3,000 S.F.  
 SHOP J: RETAIL 10,000 S.F.  
 TOTAL AREA: 13,000 S.F.

PARKING REQUIRED :  
 RESTAURANT - 1/100 ( 3,000 / 100) 30 SPACES  
 RETAIL - 1/ 250 ( 10,000 / 250) 40 SPACES  
 PARKING REQUIRED PER CODE: 70 SPACES  
 70% OF TOTAL PARKING REQUIRED: 49 SPACES  
 PARKING PROVIDED: 51 SPACES



**VICINITY MAP**

SCALE: N.T.S.



**RKA**  
 ARCHITECTS, INC.  
 2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016  
 602-955-3900

PRELIMINARY SITE PLAN

**GLENDALE AVENUE RETAIL**  
 NWC OF GLENDALE AVENUE AND 91ST AVENUE  
 GLENDALE ARIZONA

SR18-0295

DESIGN BY: --  
 DRAWN BY: --  
 CHECKED BY: --

**SP-1**

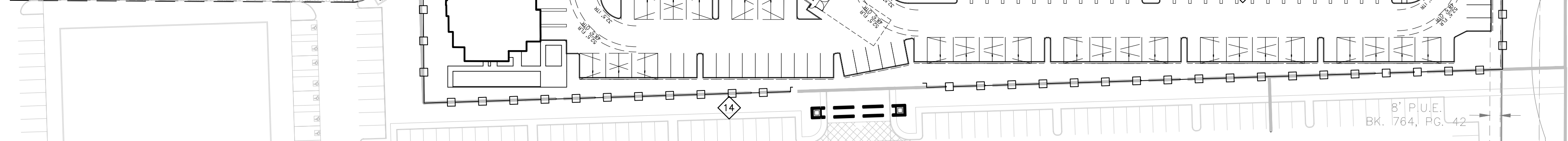
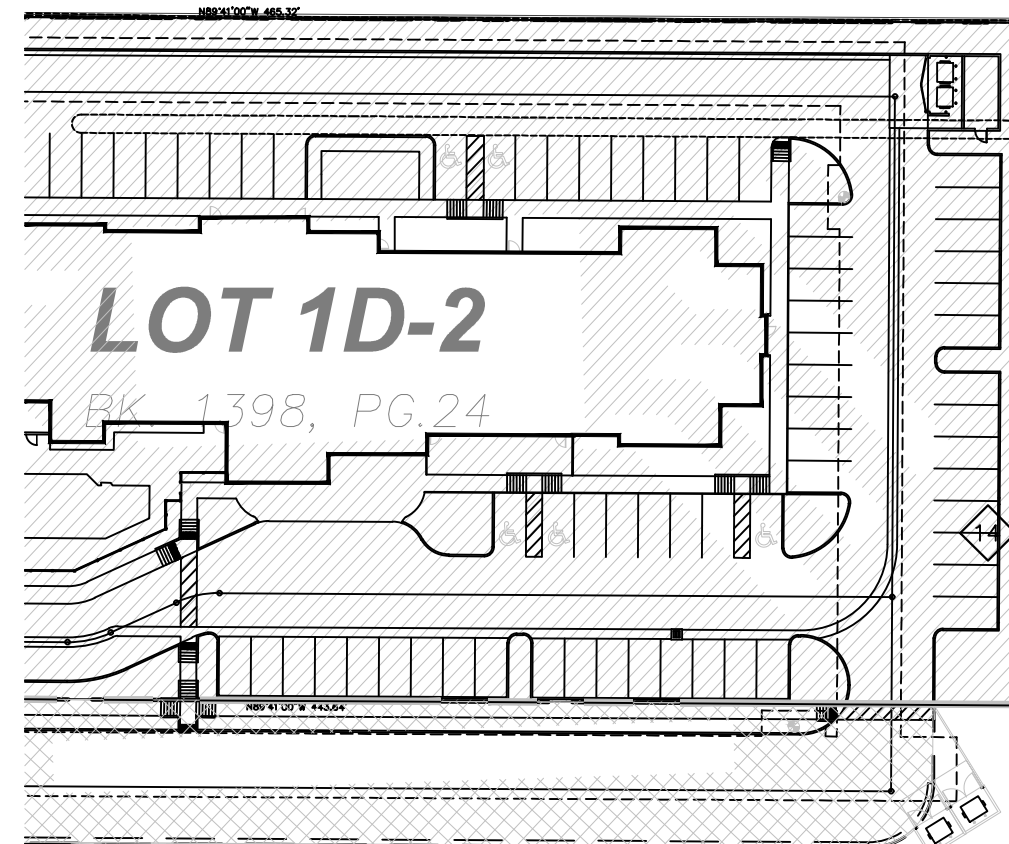
project: 18255  
 DATE: 10-30-2019

NOTE: ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

# **Exhibit 5**

ZANJERO BOULEVARD

**LOT 1C-1**  
BK. 1306, PG. 43  
**EXISTING MF DEVELOPMENT**



**SITE KEY NOTES**

- 1 EXISTING MASONRY PERIMETER WALL TO REMAIN
- 6 DOUBLE PANEL AUTOMATIC ROLLING GATE COMPLYING WITH GLENDALE FIRE PREVENTION ACCESS GATES REQUIREMENTS FOR AUTOMATIC GATES.
- 8 MONUMENT SIGN BY OTHERS. ALL SIGNAGE UNDER SEPARATE PERMIT TO BE COORDINATED BY CONTRACTOR. SEE LANDSCAPE FOR DESIGN INTENT
- 10 FIRE TRUCK TURNING RADIUS (PER COG DETAIL G-954) TYP WHERE SHOWN
- 11 POOL AREA. POOL UNDER SEPARATE PERMIT.
- 12 TYPICAL PARKING SPACE 10'x18.5' w/ 1.5' OVERHANG (9.33A)
- 14 PROPERTY LINE
- 15 KEYPAD ACCESS CONTROLLER AND KNOX EMERGENCY ACCESS OVERRIDE PER GLENDALE FIRE PREVENTION DIVISION REGULATIONS FOR AUTOMATIC GATES.
- 16 GAS BBQ AT AMENITY AREAS.
- 17 RAMADA STRUCTURE
- 18 SPA. SPA UNDER SEPARATE PERMIT.
- 19 COVERED PARKING STRUCTURE WHERE INDICATED
- 20 AMENITY AREA.
- 21 POOL EQUIPMENT ENCLOSURE. COORDINATE WITH POOL CONTRACTOR FOR EXACT SIZE. ENCLOSURE SHALL MEET LOCAL JURISDICTION POOL BARRIER ORDINANCE.
- 22 REFUSE ENCLOSURE.
- 23 GAS FIRE PIT.
- 24 DOG PARK
- 25 RIGHT TURN LANE. SEE CIVIL
- 26 20'x10' TANDEM PARKING SPACE

**PROJECT DATA**

CLIENT: FORE GREEN DEVELOPMENT  
16427 N SCOTTSDALE RD., SUITE 250  
SCOTTSDALE, AZ  
ATTN: JEFF KERN

ARCHITECT: BMA ARCHITECTURE  
207 N GILBERT RD., SUITE 001  
GILBERT, AZ 85234  
ATTN: BRIAN M ANDERSEN, AIA

CIVIL ENGINEER: KLAND CIVIL ENGINEERS  
7227 N 16TH ST., SUITE 217  
PHOENIX, AZ 85020  
ATTN: LESLIE KLAND, PE

ADDRESS: NEC ZANJERO BLVD & GLENDALE AVE  
GLENDALE, AZ

APN NUMBER: 142-56-038

SITE AREA: NET: 12.008 ACRES (523,076 S.F.)  
GROSS: 13,791 ACRES (600,735 S.F.)

LOT COVERAGE: 114,089 S.F. / 523,076 S.F. = 22 %

OPEN SPACE: 25 % MINIMUM  
226,208 S.F. / 523,076 S.F. = 43 % PROVIDED

CURRENT ZONING: PAD

PROPOSED ZONING: NEW PAD

PROPOSED USE: MULTIFAMILY - APARTMENTS

BUILDING HEIGHT: 4 STORY - 55'

MAX BUILDING HEIGHT: 3 & 4 STORIES

PROPOSED BUILDING HEIGHT: 3 & 4 STORIES

DENSITY: ALLOWED: 30 DU / ACRE  
PROVIDED: 310 UNITS/13,791 ACRES = 22.47 D.U./ACRE

BUILDING SETBACKS:  
91ST STREET = 50'  
ZANJERO BLVD = 40'  
TRACT 'E' = 8'  
INTERIOR SIDE = 0'  
INTERIOR REAR = 0'

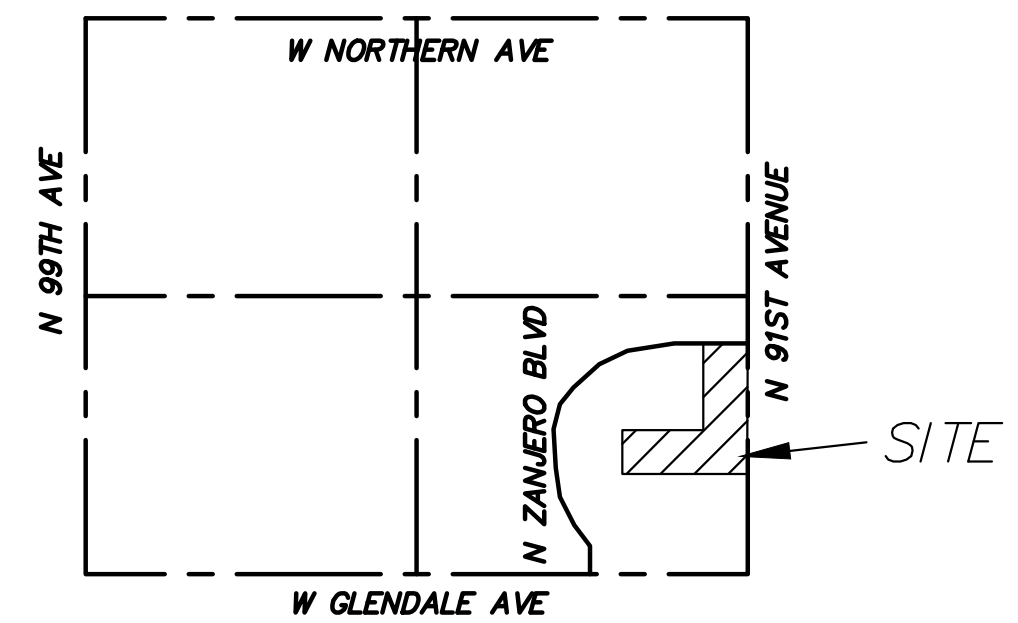
UNIT MIX PER FLOOR	BLD TYPE 1	UNIT MIX PER FLOOR	BLD TYPE 2	UNIT MIX PER FLOOR	BLD TYPE 3
1ST FLOOR UNIT TYPE	# OF UNITS	1ST FLOOR UNIT TYPE	# OF UNITS	1ST FLOOR UNIT TYPE	# OF UNITS
1 BEDROOM STUDIO	4 UNITS	1 BEDROOM STUDIO	2 UNITS	1 BEDROOM STUDIO	2 UNITS
1 BEDROOM	12 UNITS	1 BEDROOM	12 UNITS	1 BEDROOM	8 UNITS
		2 BEDROOM	4 UNITS	2 BEDROOM	8 UNITS
<b>TOTAL</b>	<b>16 UNITS</b>	<b>TOTAL</b>	<b>18 UNITS</b>	<b>TOTAL</b>	<b>18 UNITS</b>
2ND FLOOR UNIT TYPE	# OF UNITS	2ND FLOOR UNIT TYPE	# OF UNITS	2ND FLOOR UNIT TYPE	# OF UNITS
1 BEDROOM STUDIO	3 UNITS	1 BEDROOM STUDIO	2 UNITS	1 BEDROOM STUDIO	2 UNITS
1 BEDROOM	14 UNITS	1 BEDROOM	12 UNITS	1 BEDROOM	8 UNITS
2 BEDROOM	13 UNITS	2 BEDROOM	12 UNITS	2 BEDROOM	8 UNITS
<b>TOTAL</b>	<b>30 UNITS</b>	<b>TOTAL</b>	<b>26 UNITS</b>	<b>TOTAL</b>	<b>18 UNITS</b>
3RD FLOOR UNIT TYPE	# OF UNITS	3RD FLOOR UNIT TYPE	# OF UNITS	3RD FLOOR UNIT TYPE	# OF UNITS
1 BEDROOM STUDIO	3 UNITS	1 BEDROOM STUDIO	2 UNITS	1 BEDROOM STUDIO	2 UNITS
1 BEDROOM	16 UNITS	1 BEDROOM	12 UNITS	1 BEDROOM	8 UNITS
2 BEDROOM	16 UNITS	2 BEDROOM	12 UNITS	2 BEDROOM	8 UNITS
<b>TOTAL</b>	<b>35 UNITS</b>	<b>TOTAL</b>	<b>26 UNITS</b>	<b>TOTAL</b>	<b>18 UNITS</b>
4TH FLOOR UNIT TYPE	# OF UNITS	4TH FLOOR UNIT TYPE	# OF UNITS	4TH FLOOR UNIT TYPE	# OF UNITS
1 BEDROOM STUDIO	3 UNITS	1 BEDROOM STUDIO	2 UNITS	1 BEDROOM STUDIO	2 UNITS
1 BEDROOM	16 UNITS	1 BEDROOM	12 UNITS	1 BEDROOM	8 UNITS
2 BEDROOM	16 UNITS	2 BEDROOM	12 UNITS	2 BEDROOM	8 UNITS
<b>TOTAL</b>	<b>35 UNITS</b>	<b>TOTAL</b>	<b>26 UNITS</b>	<b>TOTAL</b>	<b>18 UNITS</b>
<b>GROSS</b>	<b>116 UNITS</b>	<b>NET</b>	<b>70 UNITS</b>	<b>GROSS</b>	<b>54 UNITS</b>
		<b>GROSS</b>	<b>140 UNITS</b>		

UNIT TYPE	# OF UNITS	APPROX LIVABLE AREA
ST1 - 1 BEDROOM STUDIO	31 UNITS	613 SF
A1 - 1 BEDROOM	18 UNITS	782 SF
A2 - 1 BEDROOM	8 UNITS	782 SF
A2.1 - 1 BEDROOM	20 UNITS	867 SF
A3 - 1 BEDROOM	1 UNITS	877 SF
A3.1 - 1 BEDROOM	3 UNITS	825 SF
A4 - 1 BEDROOM	3 UNITS	764 SF
A5 - 1 BEDROOM	1 UNITS	679 SF
B1 - 2 BEDROOM	70 UNITS	1,038 SF
B2 - 2 BEDROOM	6 UNITS	1,192 SF
B3 - 2 BEDROOM	49 UNITS	1,191 SF
<b>TOTAL</b>	<b>310</b>	<b>AVG: 901 LSF</b>

UNIT TYPE	# OF UNITS	PERCENTAGE
1 BEDROOM STUDIO	31 UNITS	10 %
1 BEDROOM	154 UNITS	50 %
2 BEDROOM	125 UNITS	40 %
<b>TOTAL</b>	<b>310 UNITS</b>	<b>100 %</b>

GROSS PARKING	# UNITS	SPACES REQ'D
REQUIRED PER NEW PAD:		
DWELLING UNITS	310	x 1.5 = 465 P.S.
<b>REQUIRED TOTAL:</b>		<b>465 P.S.</b>
<b>PROVIDED:</b>		
OPEN STALL		= 322 P.S.
COVERED STALL		= - P.S.
GARAGE		= 87 P.S.
TANDEM		= 69 P.S.
<b>PROVIDED TOTAL:</b>		<b>(1.55:1) 478 P.S.</b>

**VICINITY MAP**



**PRELIMINARY SITE PLAN**

SCALE: 1" = 80'-0"



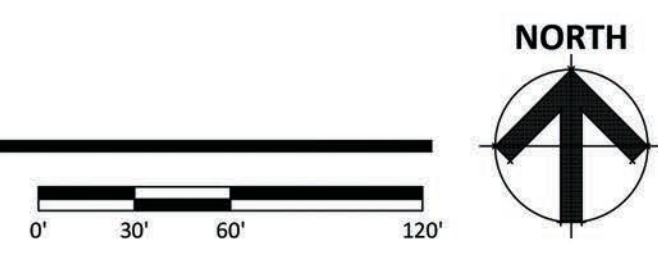
PROPOSED NEW MULTI-FAMILY DEVELOPMENT FOR:  
**FORE GREEN DEVELOPMENT**  
**ZANJERO APARTMENTS**  
NEC ZANJERO BLVD & GLENDALE AVE  
GLENDALE, AZ

dwg name: PRELIMINARY  
SITE PLAN  
dwg no: SD1.00k  
date: 10-3-2019  
job no: 2018.12 log no:

# **Exhibit 6**



**SITE PLAN**  
SCALE: 1" = 60'-0"

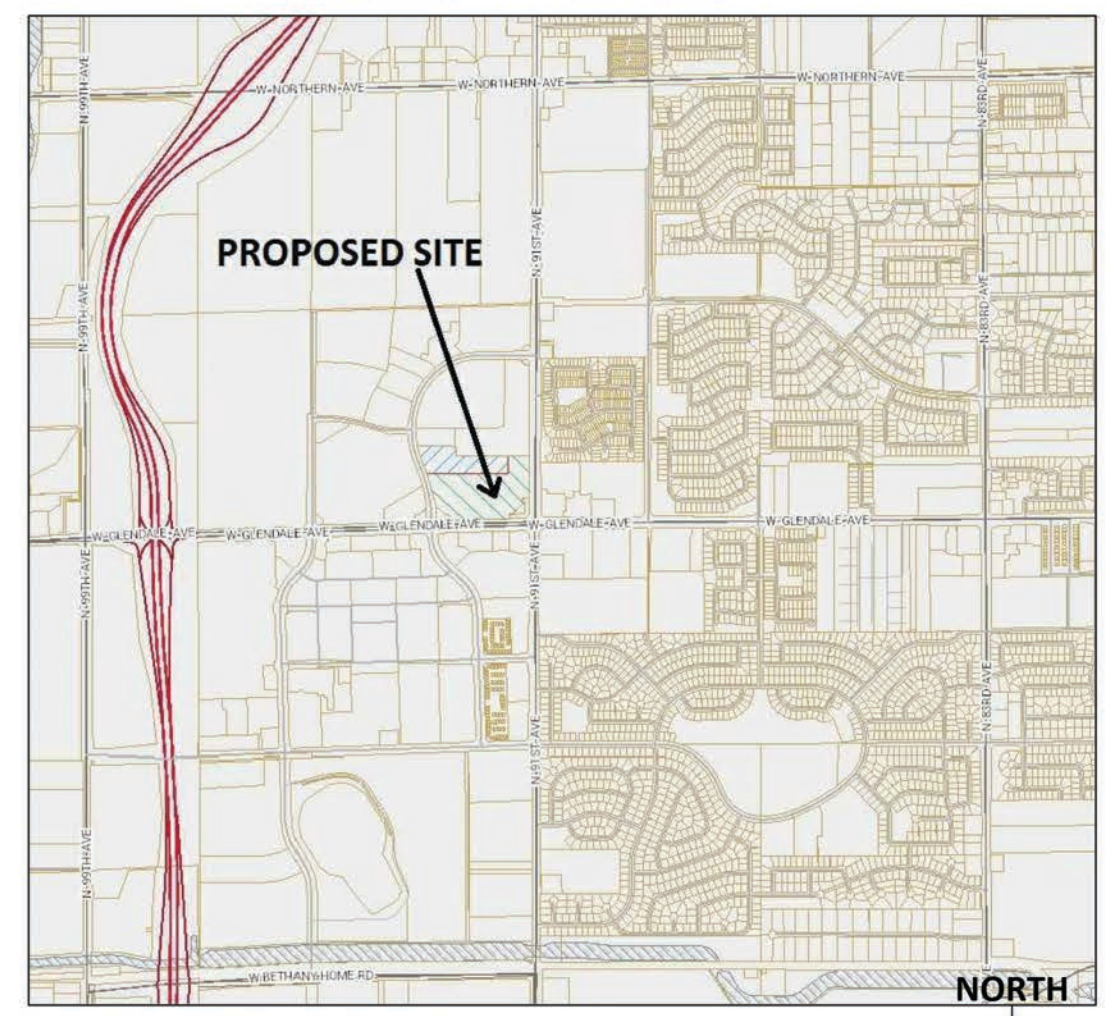
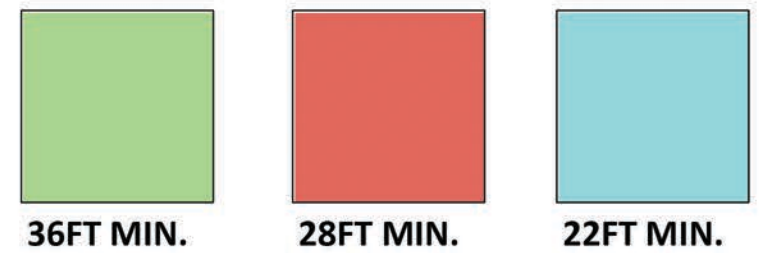


91 ST AVENUE

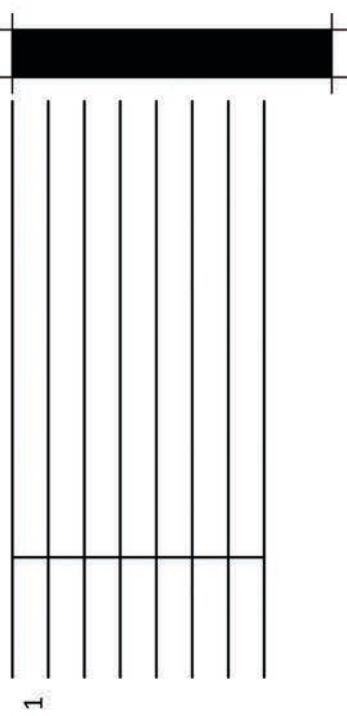
ZANJERO  
BOULEVARD

GLENDALE AVENUE

**COLOR LEGEND**



**VICINITY MAP**  
SCALE: N.T.S.



NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON TIME AT THE END OF EACH CYCLE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

**GLENDALE AVENUE RETAIL**  
NWC OF GLENDALE AVENUE AND 91ST AVENUE  
GLENDALE ARIZONA

SR18-0295  
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design by: --  
drawn by: --  
checked by: --

project: 18255  
DATE: 09-03-2019

# **Exhibit 7**

## Section 7.100 - Signs.

### 7.101 - Purpose.

The purpose of this section is to regulate the number, type, location, physical dimensions, and design of signs within this project in order to protect the public interest and achieve community objectives as follows:

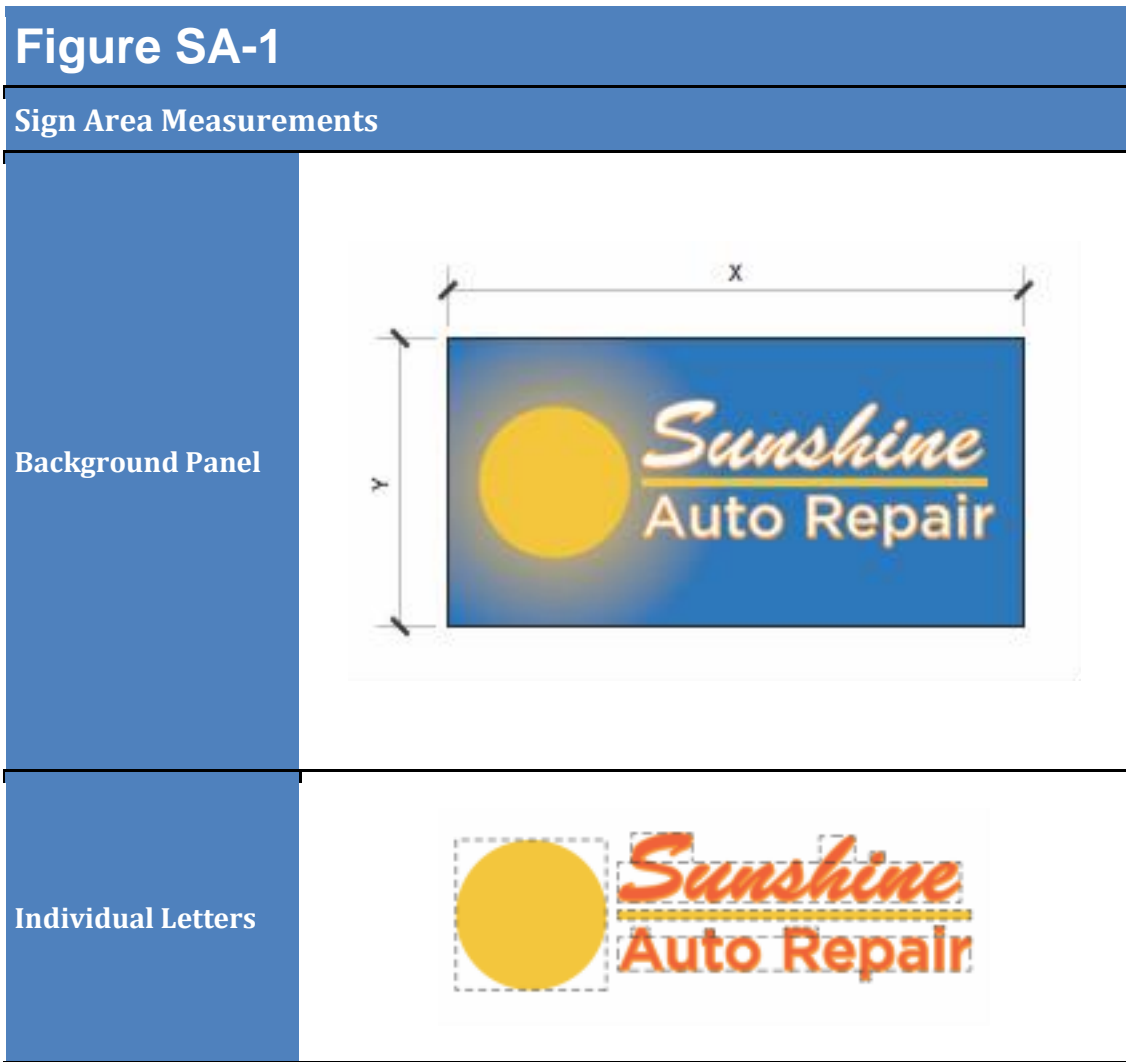
- A. To balance public and private objectives by allowing adequate signage for business identification.
- B. To promote the free flow of traffic and protect pedestrians and motorists from injury and property damage which may be caused by cluttered, distracting, and illegible signage.
- C. To prevent property damage and personal injury resulting from signs which are improperly constructed or poorly maintained.
- D. To promote the use of signs which are well designed, of appropriate scale, and integrated with surrounding buildings and landscape in order to meet the community's desire for quality development.
- E. To protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape which affects the image of the City of Glendale.
- F. Billboard Signs and Digital Billboard Signs are prohibited on property located within the Scenic Corridor.

### 7.102 - General Provisions.

The regulations, requirements, and provisions set forth in this section shall apply to all signs erected, placed, or constructed within this project.

- A. All signs shall comply with the unobstructed view easement requirements of the City of Glendale, Design Guidelines for Site Development and Infrastructure Construction.
- B. All signs shall be structurally designed, constructed, erected, and maintained in accordance with all applicable provisions and requirements of the City of Glendale Building Codes.
- C. Signs shall not be located in a manner which interferes with pedestrian travel or poses a hazard to pedestrians.
- D. All signs and sign structures, conforming and nonconforming, shall be maintained in good order, repair, and appearance at all times so as not to constitute a danger or hazard to the public safety or create a visual blight. If the Building Safety Director determines any sign or sign structure to be in an unsafe or unsightly condition, he shall immediately notify, in writing, the owner of such sign who shall correct such condition within forty-eight (48) hours. If the correction has not been made within forty-eight (48) hours, the Building Safety Director may have the sign removed if it creates a danger to the public safety or welfare, or have any necessary repairs or maintenance performed at the expense of the sign owner, or owner or lessee of the property upon which the sign is located.
- E. Signs may be illuminated or non-illuminated, unless otherwise restricted in this ordinance. The source of the sign's illumination shall not be visible from any street, sidewalk, or adjacent property. This shall not preclude the use of neon sign elements.

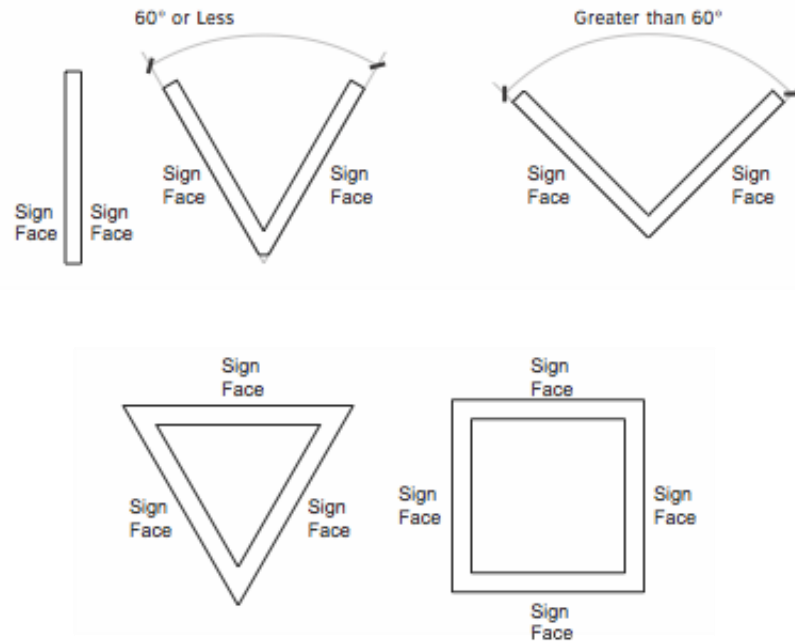
F. Sign area shall be measured as follows (See Figure SA-1):



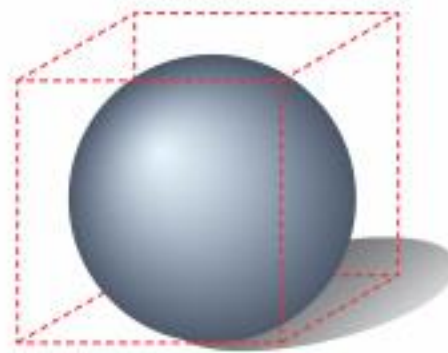
# Figure SA-1

## Sign Area Measurements

### Multi-Face Signs



### Non-Planer Sign



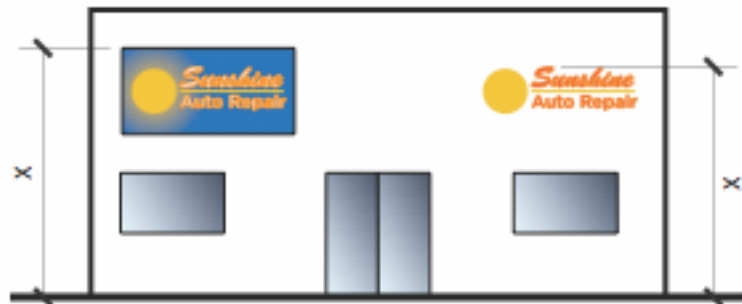
1. Sign copy mounted or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy shall be measured as that area contained within the sum of the smallest rectangles that will enclose both the sign copy and the background.

2. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or other structure that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy shall be measured as a sum of the smallest rectangles that will enclose each word and each graphic in the total sign.
  3. Multi-face signs shall be measured as follows:
    - a. Two (2) face signs: If the interior angle between the two (2) sign faces is sixty (60) degrees or less, the area shall be of one (1) face only. If the angle between the two (2) sign faces is greater than sixty (60) degrees, the sign area will be the sum of the areas of the two (2) faces.
    - b. Three (3) or more face signs: The sign area will be fifty (50) percent of the sum of the areas of all faces.
  4. Spherical, free-form, sculptural, or other non-planar sign area shall be fifty (50) percent of the sum of the sides of the smallest four (4) sided polyhedron that will encompass the sign structure.
- G. Sign heights shall be measured as follows (See Figure SA-2):

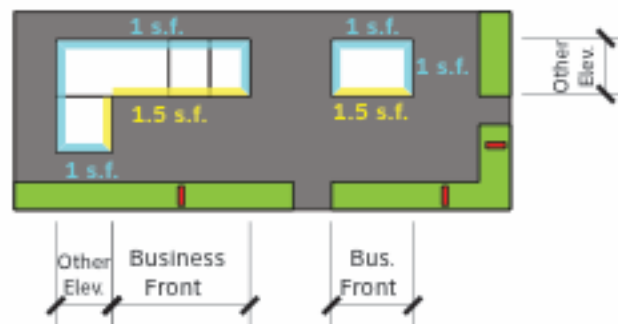
## Figure SA-2

### Sign Dimensions & Descriptions

Sign Heights For Building Elevations



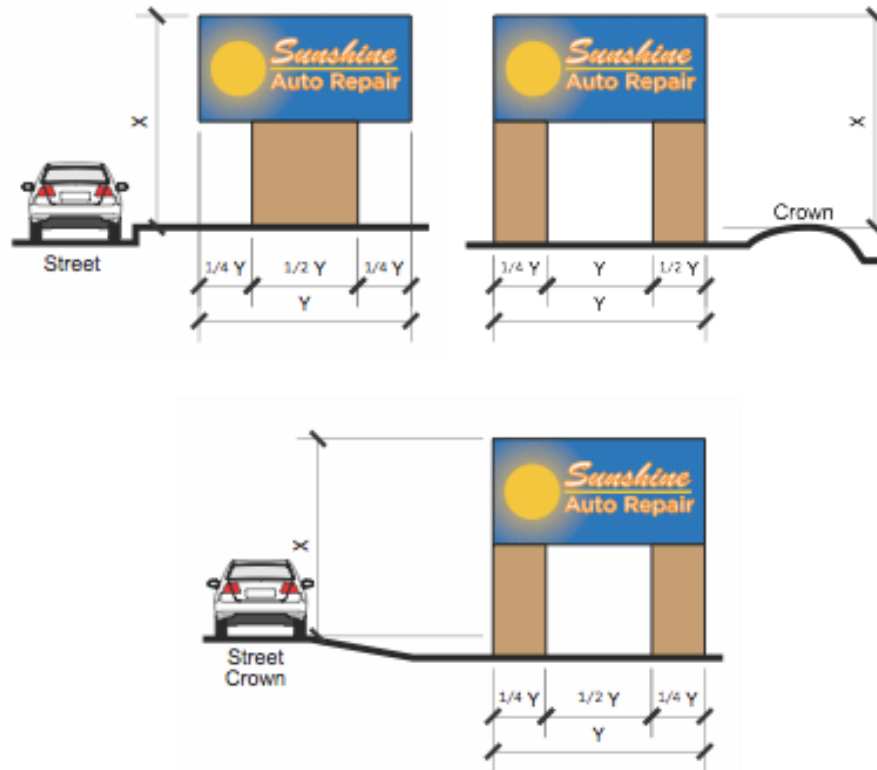
Sign Area For Building Elevations (Under 50,000 s.f.)



## Figure SA-2

### Sign Dimensions & Descriptions

#### Freestanding Identification Signs



1. Freestanding sign: Height 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.

#### 7.103 - Prohibited signs.

Any sign not specifically listed as permitted by this ordinance is prohibited, including, but not limited to the following:

- A. Signs located within, on, or projecting over any public street, right-of-way, or other public property, except shingle signs and projecting signs as provided in Section 7.104 C.
- B. Projecting signs, except in the Pedestrian Retail (PR) and Glendale Centerline Overlay District (Overlay District) Zoning Districts as provided for in Section 7.104 D.

- C. Any sign which interferes with or confuses traffic, or presents a traffic hazard.
- D. Signs emitting sound. This shall not apply to drive-up menu boards provided for in Section 7.104 C.5.
- E. Awning mounted signs, unless painted directly on the face of the awning.
- F. Signs mounted, attached, or painted on trailers, boats, or motor vehicles when parked, stored, or displayed in a manner intended to attract the attention of the public for advertising purposes.
- G. Pennants, banners, balloons, flags, and similar displays except as provided in Section 7.105.
- H. Temporary signs which advertise a business, commodity, service, entertainment, product, or attraction, except as permitted in Section 7.105.
- I. Reader panel signs except as specifically authorized herein. Any sign which permits the change of electronic or manual copy and is changed more frequently than on a daily basis which is not a Digital Billboard Sign shall be considered a reader panel sign.
- J. Portable signs except as provided in Section 7.105.
- K. Signs which extend below the bottom edge of a fascia board or mansard roof.

#### 7.104 - Permitted Permanent Signs.

Permitted signs shall conform to the definitions in Section 2.300 and the specific provisions for each zoning district. The following signs are permitted:

- A. Residence Developments.
  - 1. General:
    - a. This applies to all Residence Development signs within this project.
    - b. Freestanding signs shall not exceed a height of eight (8) feet for entrance signs, and fifteen (15) feet for entry gateway signs.
    - c. Wall signs shall not exceed a height of twenty five (25) feet.
    - d. The base of any freestanding sign shall have an aggregate width of at least fifty (50) percent of the width of the sign.
  - 2. Identification Signs:
    - a. Multiple residence development entrance signs: a maximum of one (1) freestanding sign with an aggregate area of fifty (50) square feet shall be permitted at each main entrance. The sign may include only the name of the development and the street address.
      - (1) One (1) residential entry gateway may be added provided it is not located on a major street.
      - (2) Such sign shall not exceed a height of twenty (20) feet, and may span across the entrance.
      - (3) The sign shall have a maximum sign area of one hundred (100) square feet, and may include only the name of the development and the street address.

3. Directional signs when required to assist the flow of traffic not to exceed six (6) square feet in area or a height of four (4) feet. Such signs may include identification wording or symbols on up to twenty-five (25) percent of the sign area.
4. Directory signs when required for multiple residence developments or other permitted facilities containing multiple tenants or building groups as follows:
  - a. Each directory shall be illuminated with a maximum area of eighteen (18) square feet and a maximum height of six (6) feet.
  - b. The number and location of the signs must comply with fire department requirements.
5. Temporary signs in accordance with Section 7.105.

B. Commercial Developments.

1. General. This applies to all Commercial Development signs within this project unless otherwise restricted.
- 1.5. For buildings with single retail use with a gross floor area less than fifty thousand (50,000) square feet.
2. Wall, fascia, mansard, parapet, awning, and shingle identification signs.
  - a. Wall, fascia, mansard, parapet, and awning signs are allowed only on the exterior elevation of the space occupied by the business. A shingle sign must be located immediately adjacent to the business it identifies.
  - b. The sign area for each business shall not exceed one and one-half (1 ½) square feet for each linear foot of the business wall elevation along the street frontage on which the sign is displayed.
  - c. Businesses on a separate parcel or lot, or on a pad site within a project of three (3) or more businesses, shall be permitted sign area as described in 2b above for any one (1) elevation, with sign area on all other elevations not to exceed one (1) square foot for each linear foot of elevation where the sign is displayed (see Figure SA-2).
  - d. The maximum aggregate sign area is two hundred fifty (250) square feet per business.
  - e. Such sign may identify the individual businesses, building complex, or center by name. The sign may show the name of the business and up to three (3) principal services when the name alone does not identify the general nature of the business. It may also include the street address.

Such sign shall not include advertising copy.
  - f. Awning Signs:
    - (1) A maximum of twenty-five percent (25%) of the front face area of an awning may be used for signage.
    - (2) The sign area shall be measured according to Section 7.102 F.2. of this ordinance unless a distinctive background is provided.
    - (3) If letters or graphics are placed on the valance, they shall not be placed elsewhere on the awning.
    - (4) Only the face area of the letters or graphics may be illuminated. Any illumination must be internal, behind the face of the awning.

- g. Shingle Signs:
    - (1) One (1) shingle sign which is designed and oriented primarily for the aid of pedestrians may be allowed per business.
    - (2) The minimum clearance between the bottom of the sign and the nearest grade or sidewalk shall be seven (7) feet, six (6) inches.
- 2.5. For buildings with single retail uses with a gross floor area fifty thousand square feet or greater:
- a. Wall, fascia, mansard, parapet, and awning signs are allowed only on the exterior elevations of the space occupied by the business on street frontages that access the property.
  - b. The sign area for each single retail use shall not exceed a maximum of seven hundred (700) square feet. The sign area shall include all wall parapet and awning signage.
  - c. The maximum size of any single wall sign shall not exceed four hundred (400) square feet.
  - d. Only non-illuminated signs will be permitted for walls directly facing, and within one hundred fifty feet, of a Residential Building.
  - e. Such signs may identify the individual businesses, building complex, or center by name. The sign may show the name of the business and up to five (5) principal services when the name alone does not identify the general nature of the business. It may also include the street address.
3. Freestanding Identification Signs.
- a. General.
    - (1) The sign, if located on the addressed street, must include the number of the street address. The minimum height of the numerals shall be six (6) inches and the maximum height shall be twelve (12) inches. The area of these numerals shall not be included in calculating the allowed sign area.
  - b. Single Tenant Buildings.
    - (1) One (1) freestanding sign shall be permitted per project, with the following exception for multiple street frontages:
      - a. One (1) sign may be permitted for each street if the frontage adjacent to the site is at least three hundred and thirty (330) feet.
      - b. Two (2) signs may be permitted for each street if the frontage adjacent to the site is at least eight hundred (800) feet. The minimum distance between two signs on the same street frontage shall be three hundred and thirty (330) feet.
    - (2) The sign shall not exceed a height of fourteen (14) feet.
    - (3) The base shall have an aggregate width of at least fifty (50) percent of the width of the sign.
    - (4) The maximum sign area for each sign is one hundred (100) square feet.

- (5) The sign may identify only the name of the business or building it is intended to identify. Such sign shall not include any advertising copy.
- c. Multi-tenant Monument within this project.
- (1) Two (2) such signs may be permitted for each street if the frontage adjacent to the site is at least eight hundred (800) feet. The minimum distance between two signs on the same street frontage shall be three hundred thirty (330) feet.
  - (2) The sign shall not exceed a height of fourteen (14) feet. A maximum of two additional feet may be devoted to architectural embellishments. The architectural embellishment cannot include any signage.
  - (3) The base shall have an aggregate width of at least fifty (50) percent of the width of the sign.
  - (4) The maximum sign area for multi-tenant shopping centers is one hundred sixty (160) square feet.
  - (5) The sign may identify the name of the building complex, or center and the names of a maximum of ten (10) tenants within the complex. Such signs shall not include any advertising copy.
    - a. A fast food establishment within a convenience store must meet the following standards to be considered a business for identification purposes.
      - (1) The fast food establishment must have an outdoor service window, a drive-thru window, or inside service counter dedicated exclusively to that franchise.
      - (2) The building floor area devoted exclusively to the fast food franchise shall not be less than one hundred (100) square feet.
    - b. The height of letters used in identification of individual tenants shall be a minimum of four (4) inches.
  - (6) All multi-tenant signs shall be reviewed for compliance with the multi-tenant freestanding identification sign design guidelines.
- d. Primary Project Identity
- (1) In addition to all other signs, one (1) such sign may be permitted for each street if the frontage adjacent to the site is at least eight hundred (800) feet. If single-faced, the sign may be placed on each side of the primary entrance to the project. The minimum distance between two signs on the same street frontage shall be two hundred (200) feet.
  - (2) The sign shall not exceed a height of sixteen (16) feet. A maximum of two additional feet may be devoted to architectural embellishments. The architectural embellishment cannot include any signage.
  - (3) The base shall have an aggregate width of at least fifty (50) percent of the width of the sign.
  - (4) The maximum sign area for multi-tenant shopping centers is one hundred sixty (160) square feet.

- (5) The sign may identify the name of the building complex, or center and the names of a maximum of ten (10) tenants within the complex, and the residential component. Such signs shall not include any advertising copy.
  - e. Project Stanchions
    - (1) Up to eight (8) stanchions may be permitted interior to the project.
    - (2) The stanchion shall not exceed a height of six (6) feet.
    - (3) The maximum graphic area for each stanchion is eighty (40) square feet.
    - (4) Each stanchion may identify the name of the building complex, or center and include logos of businesses within the project, as well as lifestyle graphics. Such signs shall not include any advertising copy.
    - (5) Each stanchion may be internally illuminated. If there are entertainment facilities developed on the Site, the Project Stanchions may include electronic message displays, provided the displays do not change more than once every eight seconds.
4. Reader Panel Signs.
    - a. Entertainment Facilities may use up to one-half ( $\frac{1}{2}$ ) of the allowed freestanding sign area for a reader panel, which may be electronic messaging displays (EMD). The reader panel sign shall be used exclusively for the purpose of identifying entertainment facilities and events associated therewith.
    - b. Theaters and Special Events.
      - (1) One (1) wall, fascia, mansard, or parapet sign may contain a reader panel.
      - (2) The area of the reader panel shall not exceed seventy-five (75) square feet or the maximum wall sign area otherwise allowed, whichever is less.
      - (3) The reader panel shall be used exclusively for the purpose of identifying entertainment, motion pictures, or special events which occur on the premises.
  5. Menu Boards for Drive-Thru Restaurants.
    - a. One (1) preview menu board and one (1) ordering menu board is allowed per business. Such signs may be freestanding or wall mounted.
    - b. The maximum aggregate area for a preview menu board and an ordering board per business, shall not exceed forty-five (45) square feet.
    - c. The maximum sign height shall not exceed six (6) feet for freestanding signs.
  6. Directional signs when required to assist the flow of traffic not to exceed twenty-four (24) square feet in area or a height of six (6) feet. Such sign may include business identification by word or symbol on up to twenty-five (25) percent of the sign area.
  7. Directory signs when required to identify the location of the various buildings or businesses located within the center or complex as follows:
    - a. Each directory shall be illuminated with a maximum area of twenty-four (24) square feet and a maximum height of six (6) feet.
    - b. The number and location of the signs must comply with Fire Department requirements.

8. Temporary signs in accordance with Section 7.105.

7.105 - Permitted Temporary Signs.

The following temporary signs are permitted in this project subject to the definitions in Section 2.300, the regulations in Section 7.102, and the following regulations:

A. Sale, Lease, or Rent Signs.

1. General.

- a. One (1) non-illuminated sign pertaining only to the property on which it is located shall be permitted for each street frontage.
- b. A maximum of two (2) signs shall be permitted per parcel.

2. Residence Developments.

a. Vacant land.

- (1) Less than five (5) acres: Each sign shall have a maximum area of six (6) square feet and a maximum height of five (5) feet.
- (2) Five (5) acres or more: Each sign shall have a maximum area of thirty-two (32) square feet and a maximum height of eight (8) feet.

b. Buildings: Each sign shall have a maximum area of twelve (12) square feet and a maximum height of six (6) square feet.

3. Commercial Developments.

- a. Vacant land: Each sign shall have a maximum area of thirty-two (32) square feet and a maximum height of eight (8) feet.
- b. Buildings: Each sign shall have a maximum area of twelve (12) square feet and a maximum height of six (6) feet.

B. Promotional Displays.

1. These displays may be used to advertise grand openings, a change of business ownership, special sales, new products or services, and other promotions.
2. This includes pennants, banners, balloons, streamers, flags, inflatable structures, search lights, character or product likenesses, attention attracting media and devices, and other non-merchandise displays.
3. Such displays shall be allowed for a maximum of ten (10) consecutive days, no more than six (6) times per year. One (1) grand opening promotional display is allowed per year for a period not to exceed thirty (30) days. The grand opening display requires a new business or change in business name.
4. There shall be a minimum of thirty (30) days between each display.

C. Special Events, Seasonal Sales. One (1) non-illuminated sign is allowed for the duration of the event.

1. Such signs shall have a maximum area of thirty-two (32) square feet and a maximum height of eight (8) feet.

D. Non-Commercial Signs.

1. General. These signs may be placed for a period not to exceed one hundred eighty (180) days. After the one hundred eighty (180) day period, the sign must be removed and may not be replaced within or on the same parcel or lot for a period of forty-five (45) days.
  - a. In agricultural, residence, and office districts: Not Used.
  - b. Such signs shall have a maximum area of thirty-two (32) square feet and a maximum height of twelve (12) feet.
2. Political Signs.
  - a. One (1) sign for each candidate or measure shall be permitted for each street frontage with no more than two (2) signs on any lot or parcel of land.
  - b. Within the residence development, the maximum sign area shall be six (6) square feet, and the maximum height shall be five (5) feet.
  - c. Within commercial districts, the maximum sign area shall be thirty-two (32) square feet, and the maximum height shall be eight (8) feet.
  - d. The person, party, or organization responsible for the erection or distribution of such signs shall remove them within ten (10) days after the specific election to which they refer.
  - e. Such signs shall be placed only with the property owner's permission.

E. Construction and Development Signs.

1. One (1) non-illuminated sign is allowed on the construction site with a maximum area of sixty-four (64) square feet and a maximum height of ten (10) feet.
2. If building permits have not been issued within six (6) months after issuance of the sign permit, the sign shall be removed and any new construction and development sign for substantially the same project at the same location will be approved only after a building permit for the project has been issued by the City.
3. Such sign shall be removed prior to the issuance of a Certificate of Occupancy for the site.
4. The sign may identify the name of the project, the names of the developer, contractor, architect, subcontractor, and financier for the project, and the projected completion date.

F. Window Signs.

1. These signs may be used for business identification and advertising of any service, product, person, business, place, or activity on the premises.
2. Such signs may include, but are not limited to, the business name, street address, phone number, business hours, meeting times, individual or specific products, services, or merchandise and related price information, slogans, and sale announcements.

3. There are no limitations on sign area or window coverage.

G. Menu Signs.

1. A menu sign may be used to display the published menu and corresponding prices of a restaurant. The sign may indicate hours of operation and information regarding entertainment the restaurant provides.
2. Only one (1) menu sign per restaurant is allowed.
3. The area of a menu sign cannot exceed four (4) square feet.
4. The sign shall be enclosed in a casing attached to the building and extending from the wall not more than five (5) inches.

7.106 - Billboards. Not Allowed

7.107 - Nonconforming Signs.

- A. Maintenance. Nonconforming signs shall be maintained in good condition pursuant to Section 7.102. Maintenance means replacing or repairing a worn or damaged part or portion of a sign in order to return it to its original state.
- B. Alterations. A nonconforming sign or sign structure shall not be altered, reconstructed, replaced, or relocated other than to comply with this article, except:
  1. Reasonable repair and maintenance limited to a maximum total of fifty (50) percent of the sign's or structure's reproduction cost as determined from an appraisal by a competent appraiser.
  2. Change of reader panel(s), face panel(s) or copy.
  3. See Subsection D. Improvements to Freestanding Signs.
- C. Removal. Nonconforming signs shall be removed or brought into conformance with this Ordinance when:
  1. More than fifty (50) percent of the reproduction cost of the sign or sign structure has been damaged or destroyed or by any means or taken down as determined from an appraisal by a competent appraiser;
  2. The condition of the sign has deteriorated to such an extent that the cost of repairs exceeds fifty (50) percent of the reproduction cost of the sign or sign structure as determined from an appraisal by a competent appraiser;
  3. The property undergoes development or redevelopment in accordance with the design review section of this ordinance;
  4. The use of this sign or the property on which it is located has ceased, become vacant or been unoccupied for a period of six (6) months or more. 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 said sign or sign structure is erected within thirty (30) days after written notification from the Planning Director or a designee.
- D. Improvements to Freestanding Signs.

1. A legal non-conforming freestanding sign may be improved within this project subject to the approval of a conditional freestanding sign use permit by the planning commission. The conditional use permit procedures and appeal rights are defined in Section 3.900. For the purposes of this section, improvement of an existing non-conforming sign does not include routine repairs or maintenance.
2. The purpose of improving a legal non-conforming freestanding single tenant or multi-tenant sign is to significantly reduce the sign non-conformity while enhancing both the property and the community. Improvements may include refurbishing signs which are structurally sound or installation of a new sign.
3. Application Requirements. In addition to the application requirements outlined in Section 3.902 the following information shall be submitted:
  - a. Elevations and a description of the existing sign;
  - b. Elevations and a detailed description of improvements to the existing sign or new sign;
  - c. A written summary of reduction of nonconformity for the proposed sign; and
  - d. A statement of how the application will meet the required findings.
4. The planning commission or city council shall make the following findings before granting a freestanding sign use permit:
  - a. The freestanding sign is designed in a manner that improves the appearance of the property and enhances the surrounding area.
  - b. The new sign significantly reduces the nonconformity of the existing sign.
  - c. The sign improves the identification of both the site and the tenants.
  - d. The sign is consistent with the applicable sections of the city's multi-tenant freestanding identification sign design guidelines, including sign location and orientation, sign structure, and sign design.

#### 7.108 - Exempt Signs.

- A. Traffic signs or barricades erected or maintained by a governmental entity shall be exempt from the provisions of this article.
- B. Signs not visible beyond the boundaries of the property upon which they are located shall be exempt from the provisions of this article, except those public safety provisions contained in Section 7.102.
- E. Permits for copy changes only, shall be processed within one (1) business day of submittal of application.

SEE FOLLOWING PAGES FOR EXAMPLES OF PROJECT SIGN TYPES AND SIGN PLAN

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**X** Zanjero Feature - (Existing Structure is not a part of this project)

**NOTE:** Locations shown are conceptual based on the conceptual site plan and building types. Actual site plan and final signage locations to be supplied with development / site plan review process.

November 26, 2019

- 1** PRIMARY PROJECT IDENTITY
- 2** RESIDENTIAL ENTRY GATEWAY (not shown)
- 3** RESIDENTIAL MONUMENT
- 4** MULTI-TENANT MONUMENT
- 5** PROJECT STANCHIONS ●
- 6** ELECTRONIC MESSAGE DISPLAYS (EMD) (not shown)
- 7** VEHICULAR DIRECTIONALS (not shown)
- 8** BANNERS (not shown)

Sign Type Code Ref.	Examples
<p>1 Project Entry Gateway</p> <p>7.104 C.3.f</p>	 
<p>2 Residential Entry Gateway</p> <p>7.104 A.1.b, 7.104 A.2.c</p>	

Sign Type Code Ref.	Examples
<p><b>8 Residential Entrance Displayment (EMD)</b> 7.104.A.1.b;... 7.104.Z.2.5.b, 7.104.C.2.5.f</p>	
<p><b>4 Multi-Tenant Retail Monument</b> 7.104.C.3.e</p>	
<p><b>7 Vehicle Directional</b> 7.104.A.5, 7.104.C.7</p>	
<p><b>5 Project Stanchions</b> <b>Commercial Wall Signs</b> 7.104.C.2, 7.104.C.2.5</p>	