



# **VAR24-02**

# **Nestle Sign Variance**

**Board of Adjustment Hearing – April 11, 2024**

**Christina LaVelle**  
**Senior Planner**





# Request

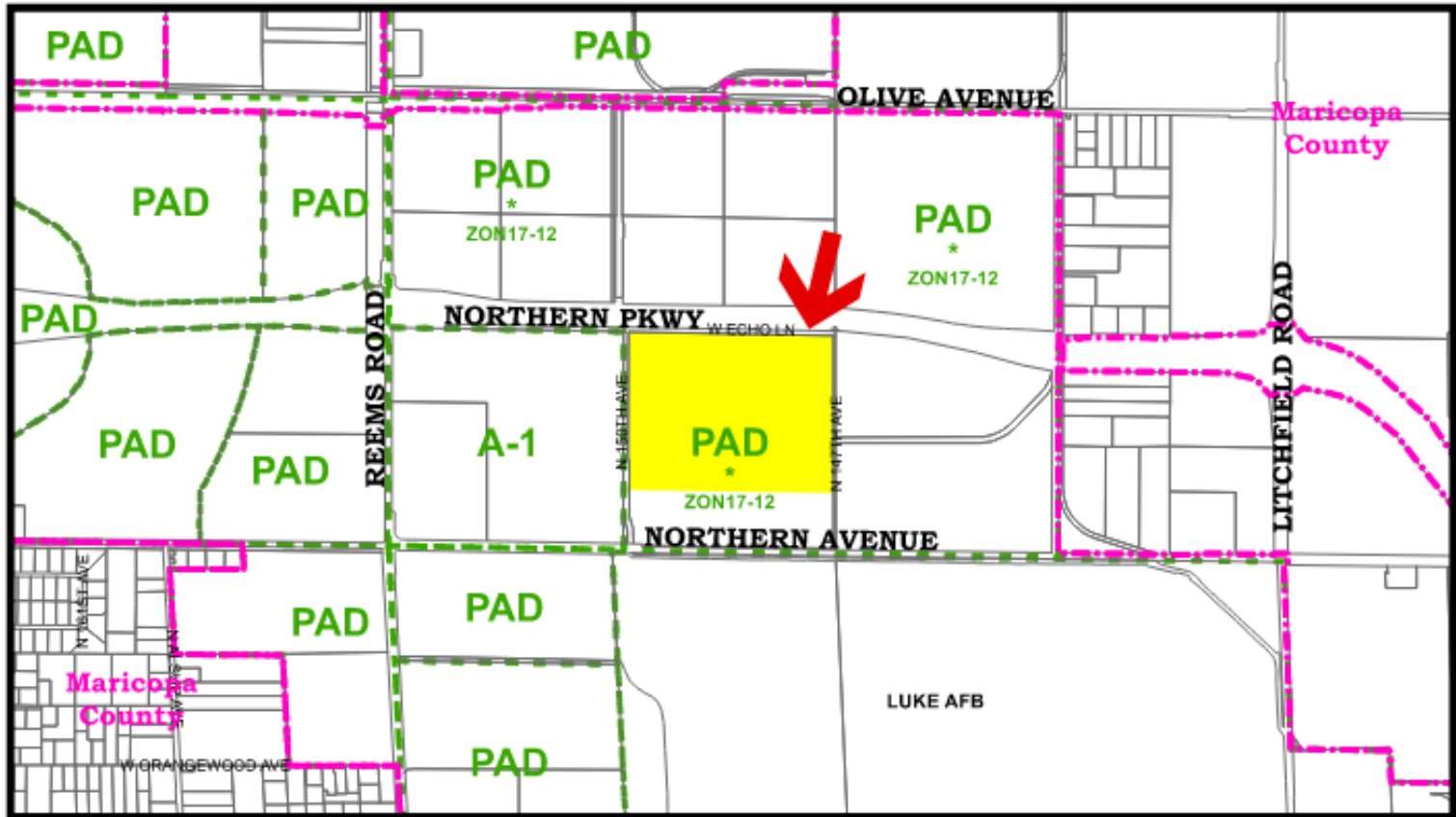
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Variance approval to increase the maximum building sign allowance in the PAD District from a five hundred (500) square foot maximum to one thousand eight hundred and eighty (1,880) square feet to provide adequate sign visibility along Northern Parkway.

Owner / Applicant:

Nestle Dynasty / Lynn Anderson, Federal Heath

# Zoning Map

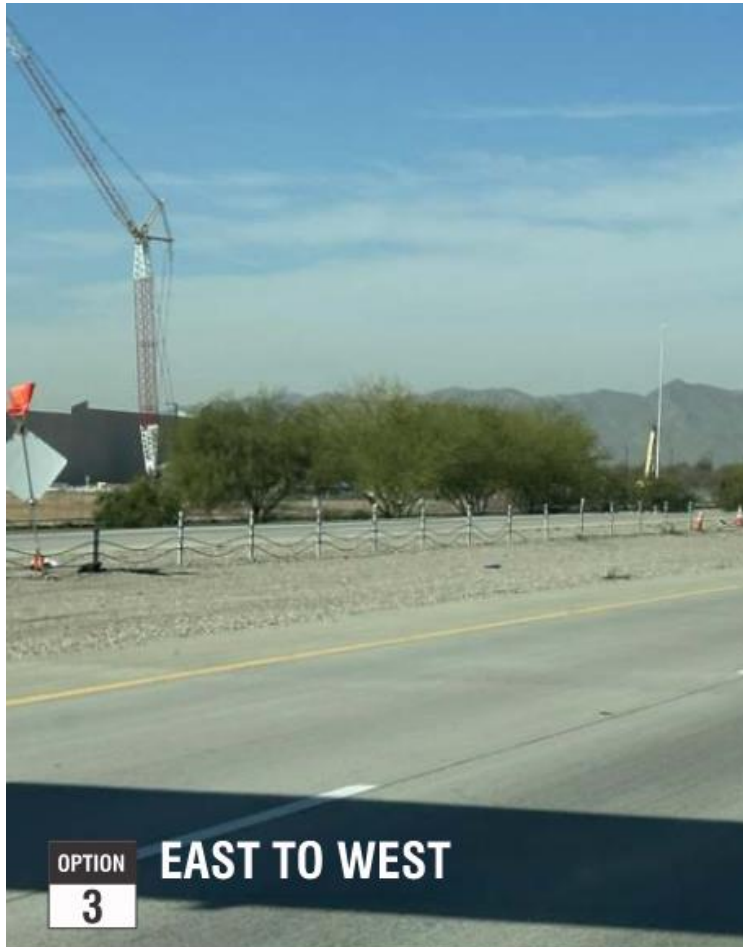


# Aerial Map



Aerial Date: October 2022

# Street View





# Project Details

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- Zoned Planned Area Development
- Site of the Nestle Dynasty Warehouse and Distribution Center
- 1.2 Million Square Feet of Building
- Large Buildings Setbacks and Trees



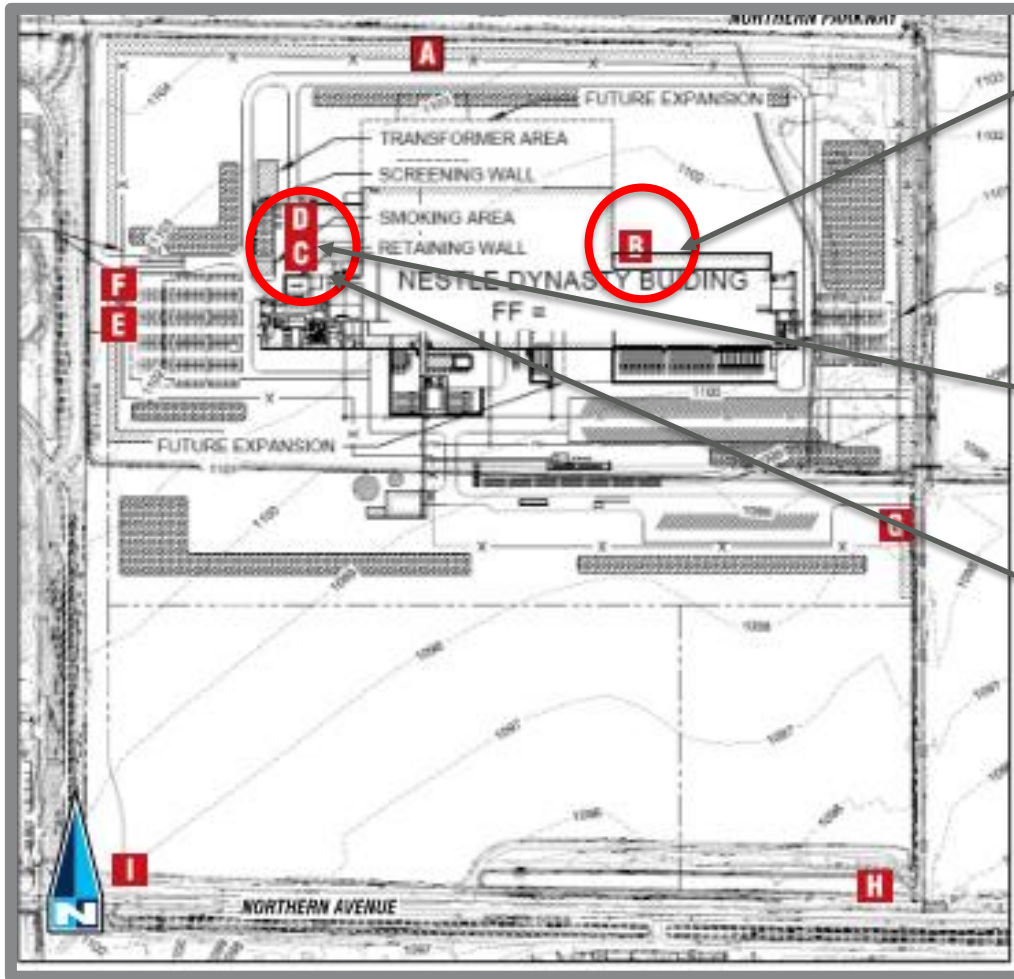
# Public Involvement

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- Neighborhood Letter: February 9, 2024.
- Published AZ Republic: March 20, 2024.
- Advertised on Postcards: March 19, 2024.
- Site Posted: March 20, 2024.

**No comments were received for the request.**

# Conceptual Site Plan



**SIGN B: 1237.00 SF**

**SIGN D: 403.86 SF**

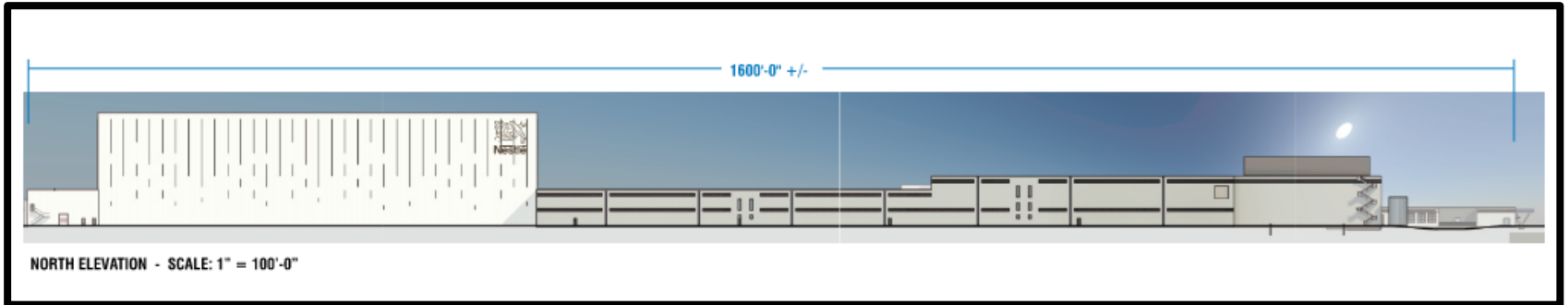
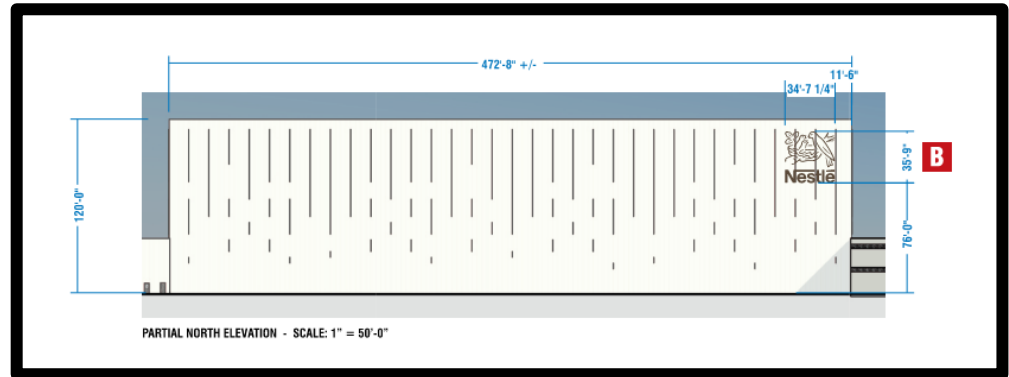
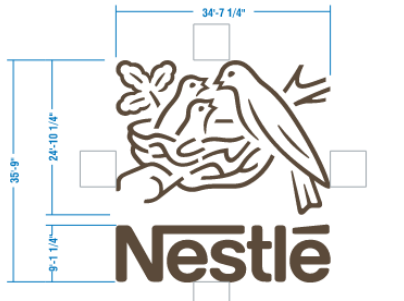
**SIGN C: 238.71 SF**

**TOTAL: 1880 SF**



# Elevations- Proposed

**SIGN B: 1237.00 SF**

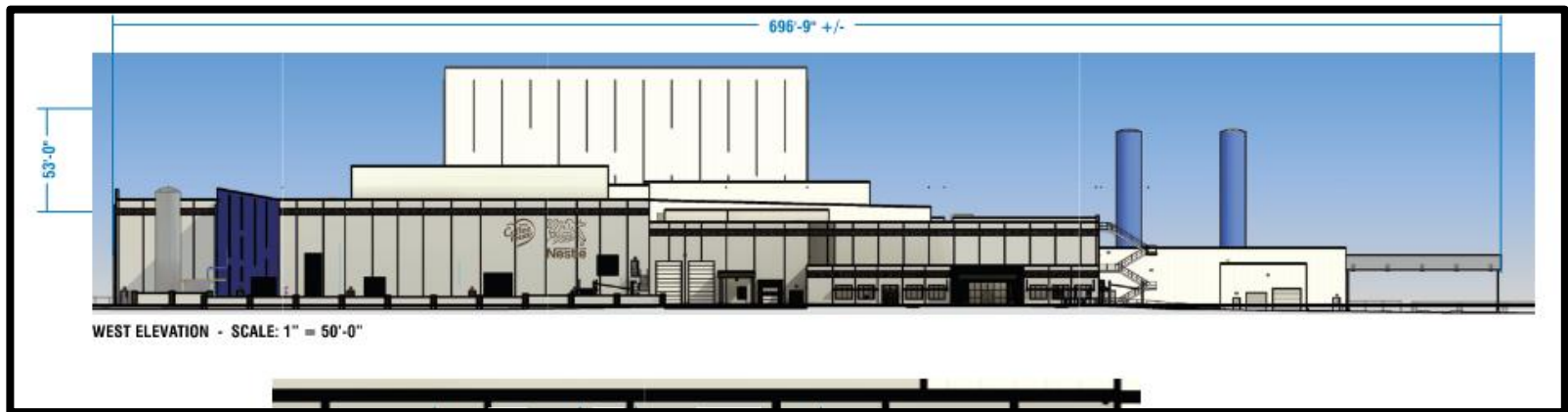
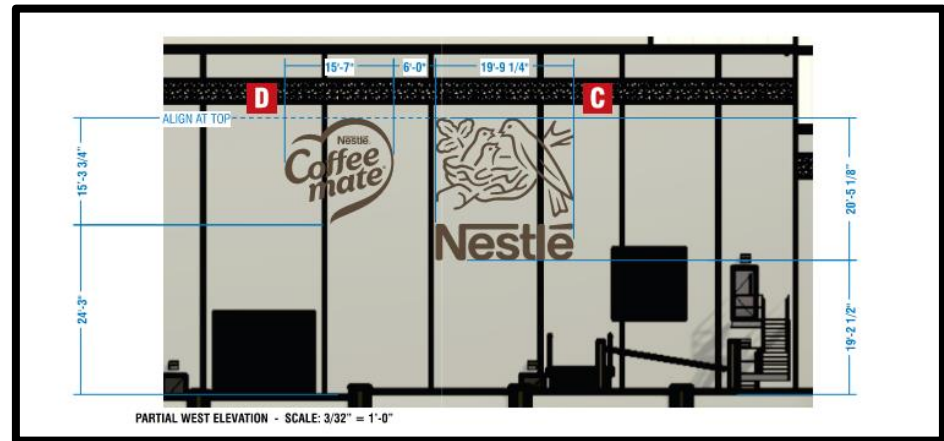




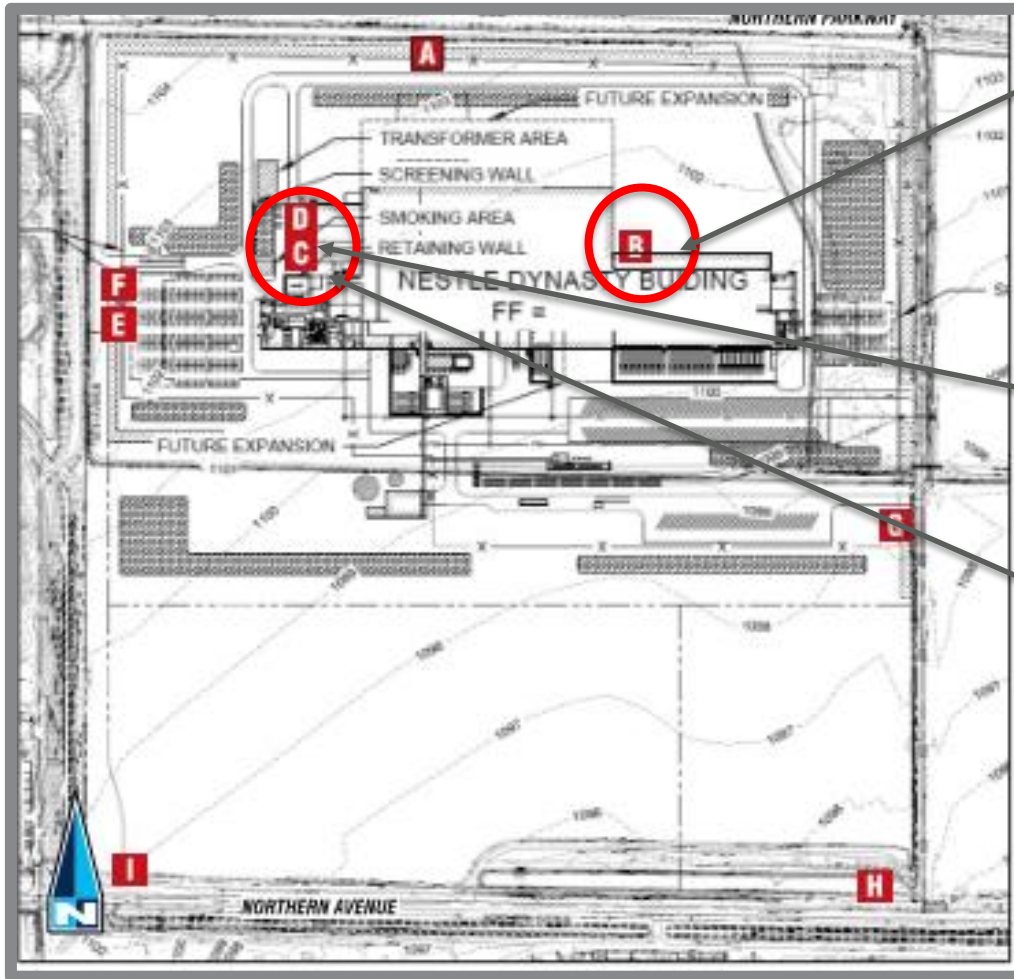
# Elevations- Proposed

**SIGN D:** 403.86 SF

**SIGN C:** 238.71 SF



# UDC Site Plan



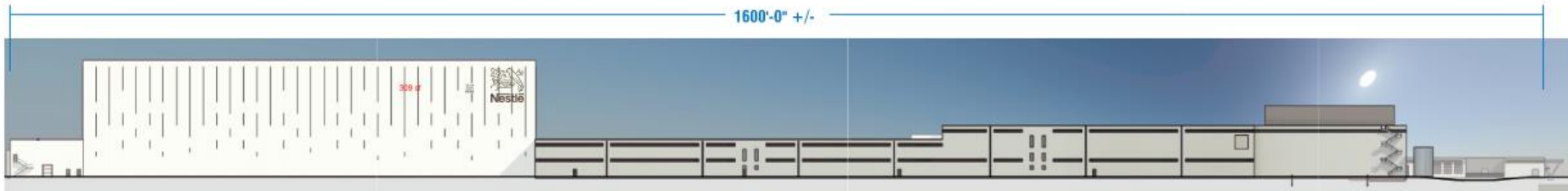
**SIGN B: 309.00 SF**

**SIGN D: 100 SF**

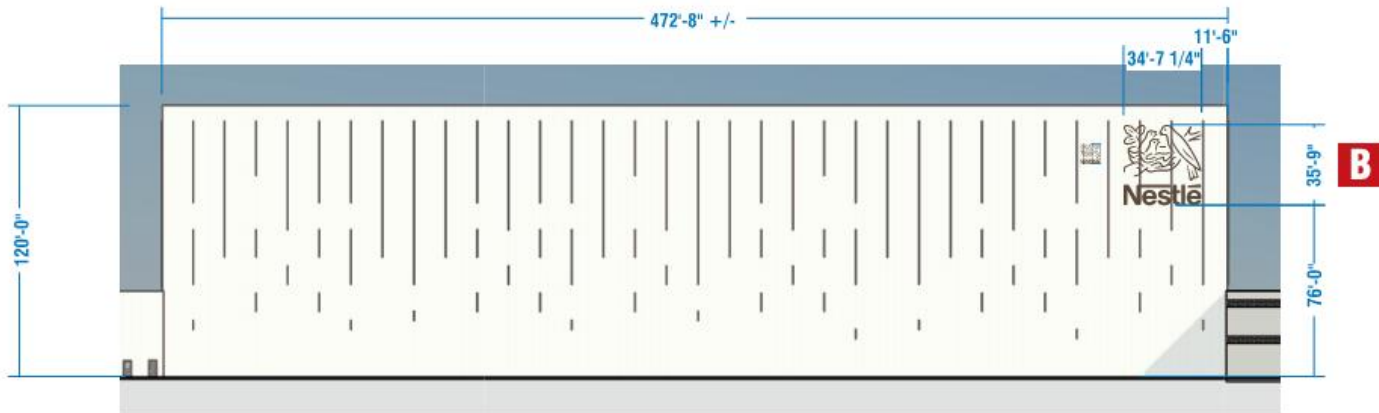
**SIGN C: 59 SF**

**TOTAL: 468 SF**

# 500 SF Maximum

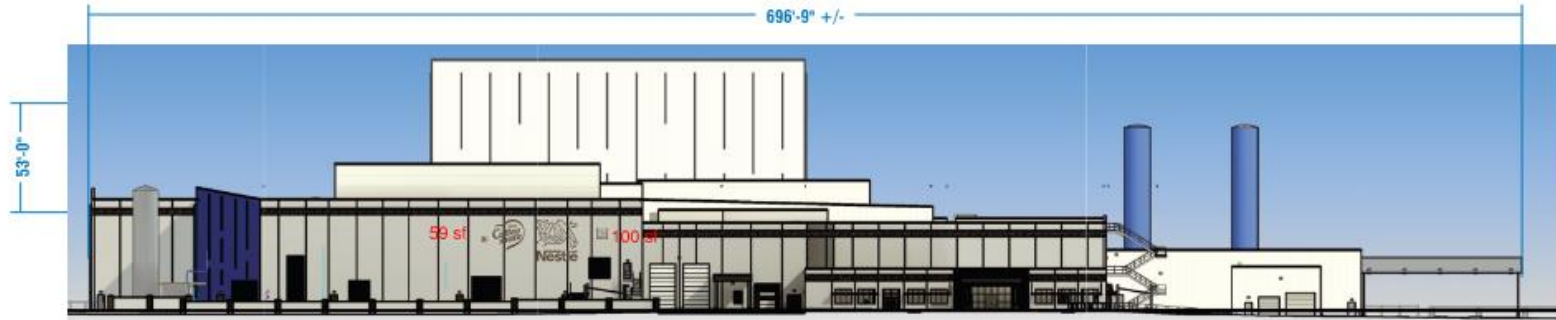


NORTH ELEVATION - SCALE: 1" = 100'-0"



PARTIAL NORTH ELEVATION - SCALE: 1" = 50'-0"

# 500 SF Maximum



WEST ELEVATION - SCALE: 1" = 50'-0"



PARTIAL WEST ELEVATION - SCALE: 3/32" = 1'-0"



# Staff Analysis

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The Board of Adjustment must analyze the evidence prior to granting a variance:



# Staff Analysis

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- PAD defers to UDC for signage requirements.
- Building setbacks and existing trees limit visibility.
- Variance application is appropriate land use action per UDC requirements.
- Not anticipated to have impacts on adjacent properties.



# Recommendation

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If the Board decides to grant the variance, it should be subject to the following stipulation:

Development shall be in conformance with applicable narrative, site, and elevation plans, date stamped January 30, 2024.



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