



The Base CSP (Comprehensive Sign Program) Conditional Use Permit CUP25-04

Planning Commission Hearing – April 24, 2025

Amy Schwenner
Planner





Request

Planning Commission approval of The Base CSP (CUP25-04) with stipulations, as presented.

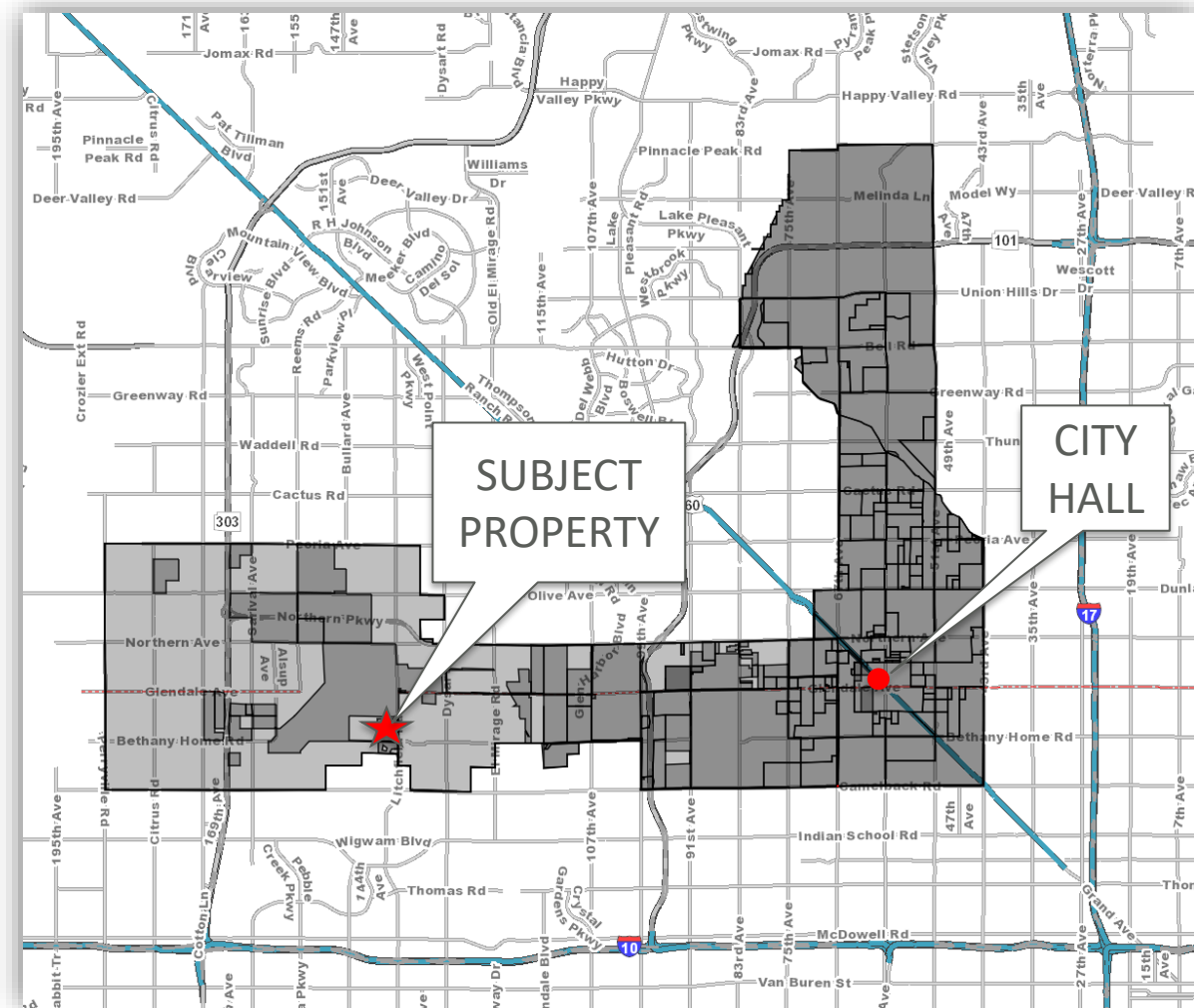
Applicant:

Julie Kulka

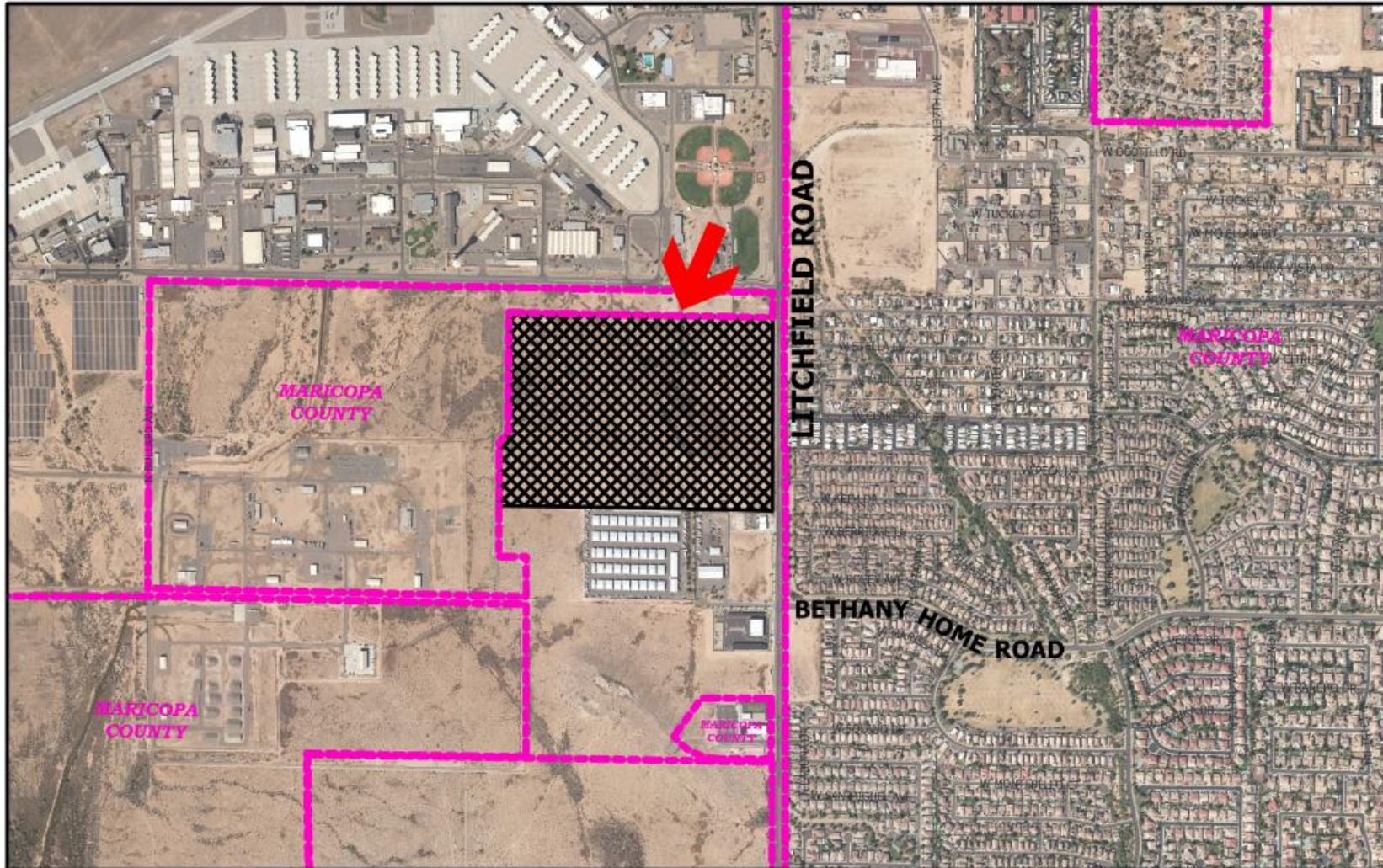


Vicinity Map

Southwest
corner of
Litchfield Road
and Super Saber
Street



Aerial Map





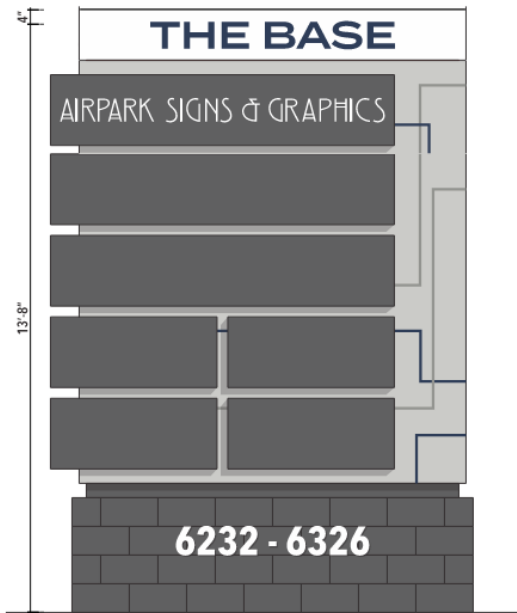
Project Details

STANDARD	ALLOWED	PROPOSED
MONUMENT SIGN		
Number of Monuments	8	1
Maximum Height	14 ft	20 ft
Maximum Sign Area	110 sf	104 sf
WALL SIGNS / TENANT ID		
Sign Area per Elevation	1.75 sf per 1 lf	varies
Maximum Sign Area per Building	500 sf for buildings >80,000 sf	2520 sf for ~310,000 sf

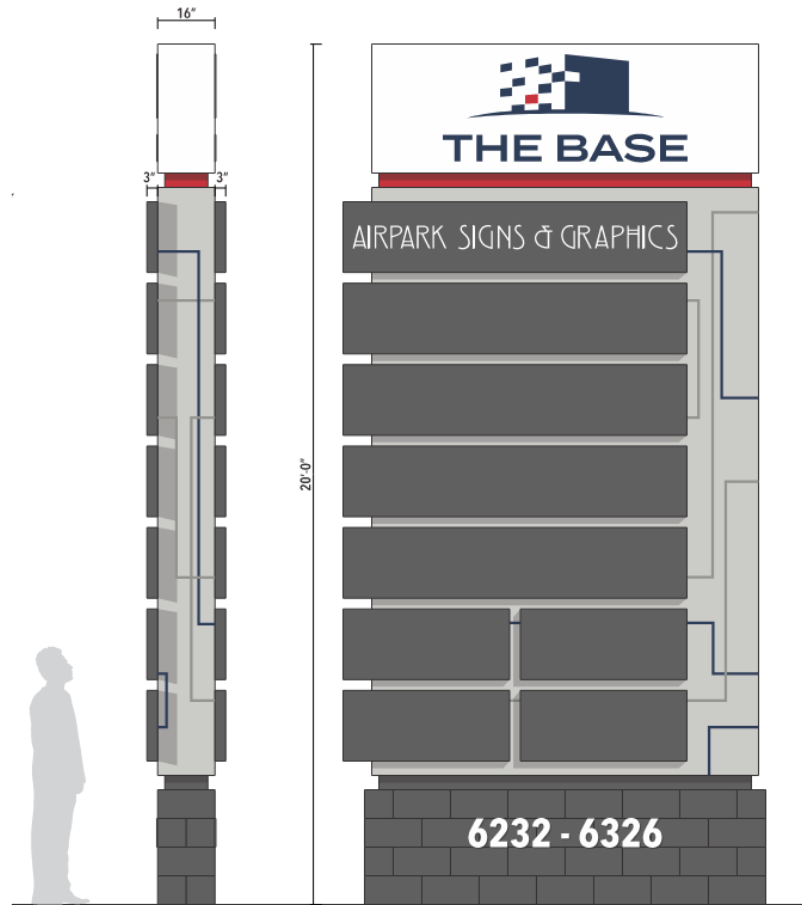


Conceptual Signs

Allowed per UDC
(14' max)



Proposed (20' max)





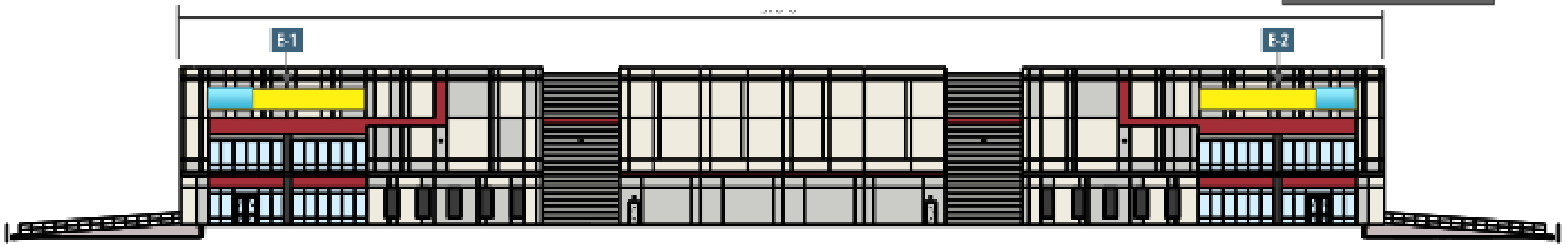
Conceptual Signs

Allowed: signs Totaling 500 sf

Sample Sign Content
With 2-line Text

Proposed: 8 signs Totaling 2,520 sf

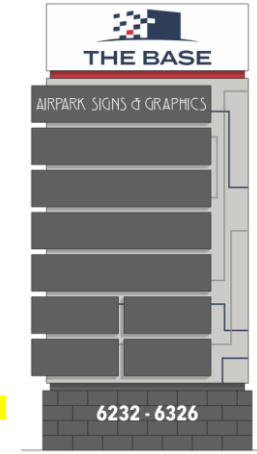
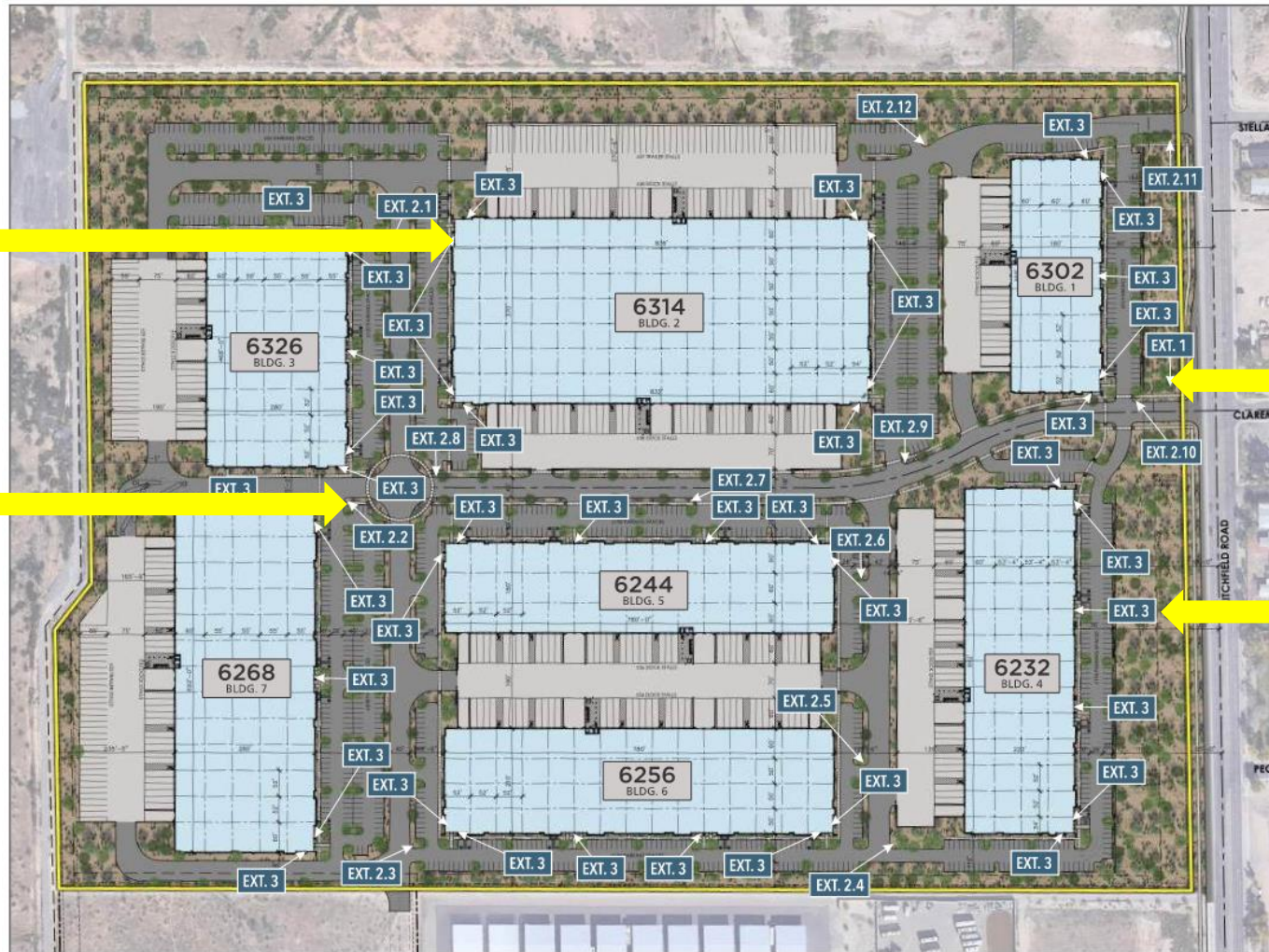
75%
Reduction



EAST ELEVATION

Conceptual Site Plan

Sample Sign Content
With 2-line Text



100

TENANT NAME

MONDAY - FRIDAY
8:00AM - 5:00PM

SATURDAY & SUNDAY
8:00AM - 5:00PM



Public Involvement

- Notices mailed March 7, 2025
- No neighborhood meeting required
- Property posted March 28, 2025
- Hearing notices sent March 28, 2025
- Notice published in the *Arizona Republic* April 2, 2025



Findings & Analysis

- Consistent with General Plan
- Not detrimental to health, safety, or general welfare; no adverse effects on the property, adjacent uses, nor surrounding neighborhood when consideration is given to the character and size of the use and hours of operation



Findings & Analysis

- Adequate size and shape, zoning district requirements are met
- Adequate access to public streets, safe and efficient on-site circulation
- Stipulations to mitigate anticipated detrimental effects



Recommendation

Staff recommends approval of CUP25-04 subject to the following stipulations:

1. Development shall be in substantial conformance with The Base CSP, date stamped February 28, 2025 and subject to sign permit approval by the Development Services Department.
2. Sign types not identified nor expressly prohibited within The Base CSP will be evaluated by the current City of Glendale sign standards.



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