

Estrella Commons District Comprehensive Sign Package



Goodyear
Civic Square

Goodyear
Centerpointe

Walmart

Fulton @
Hudson
Common

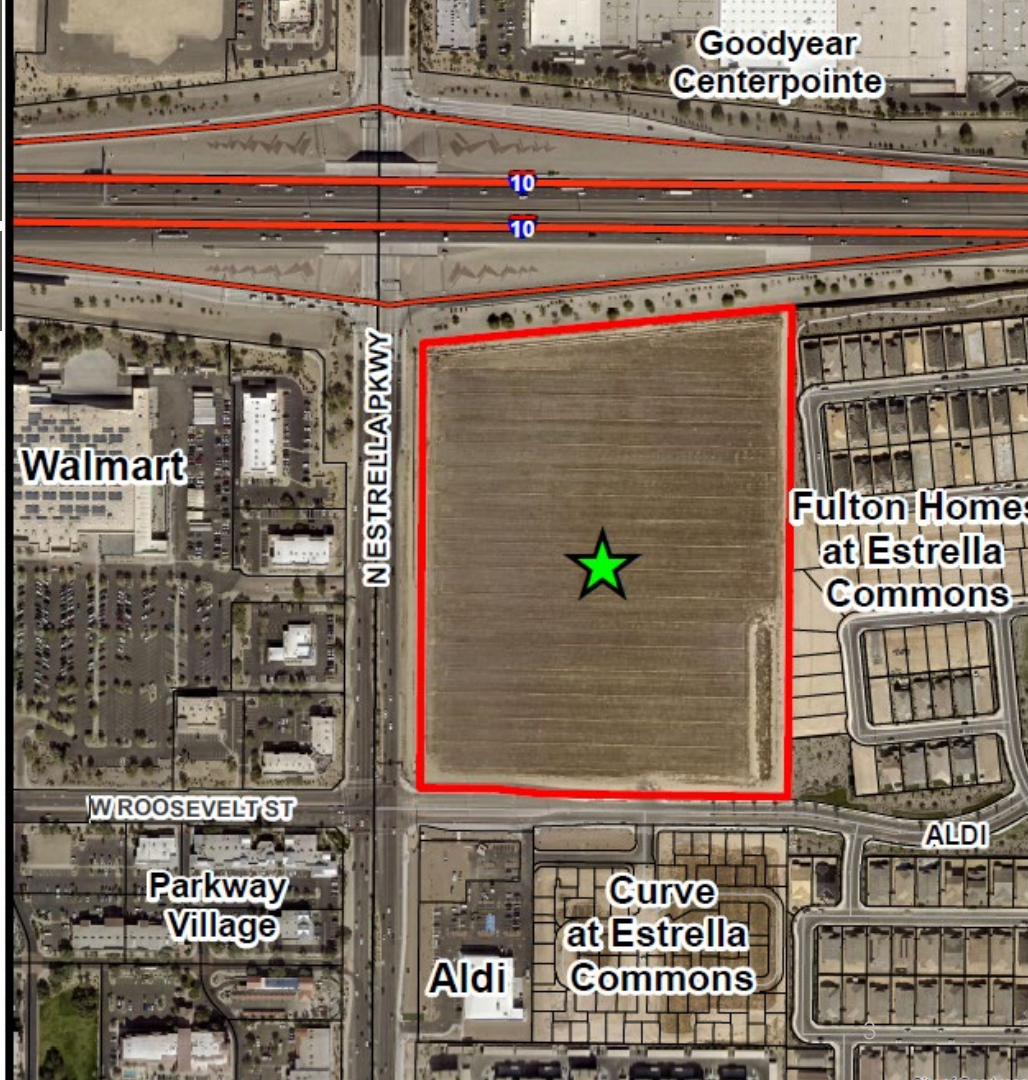
Snyder's

Parkway
Village

Subject Property

ESTRELLA COMMONS DISTRICT

- Northeast corner of Estrella Parkway & Roosevelt Street
- Rezoned in July 2021 to MF-24 and C-2 with PAD Overlay



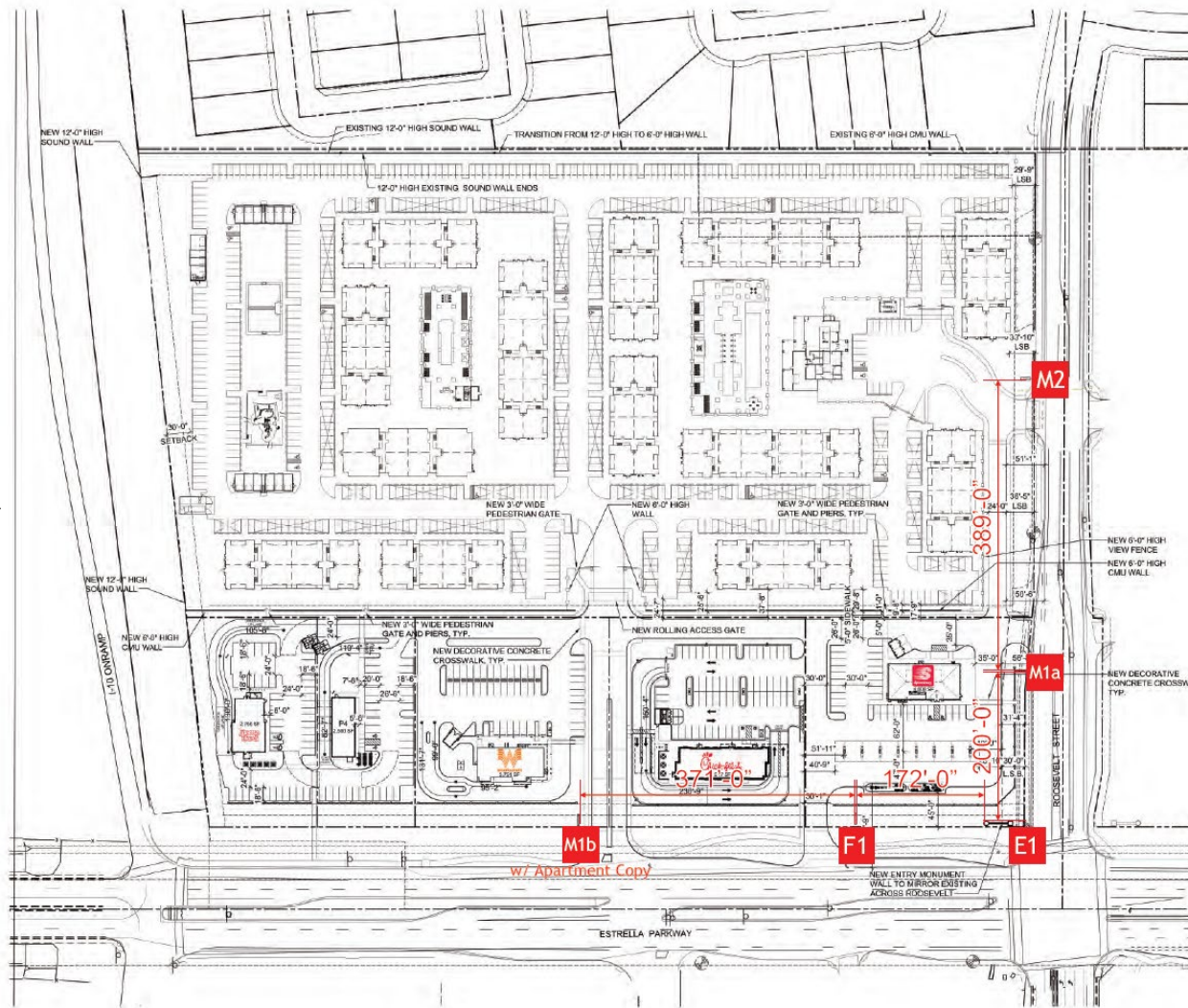
Current Policy



ESTRELLA COMMONS DISTRICT

- Comprehensive Sign Package (CSP) – comprehensive and coordinated signage with enhanced design within a development area
- Modifications may be requested (i.e. larger signs, additional signs)
- CSP requires PZC and CC approval

I-10
Freeway

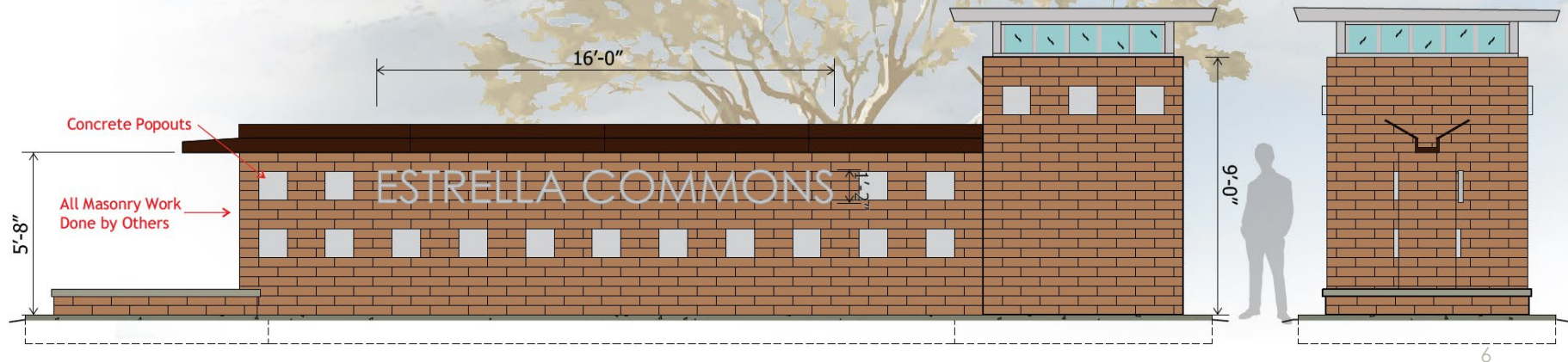


North



To Match/Mirror Existing

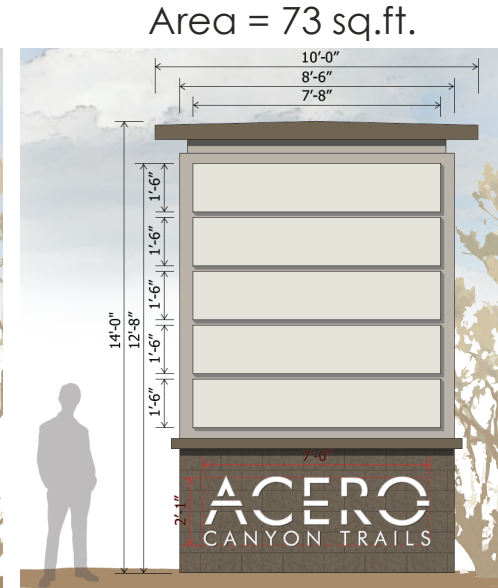
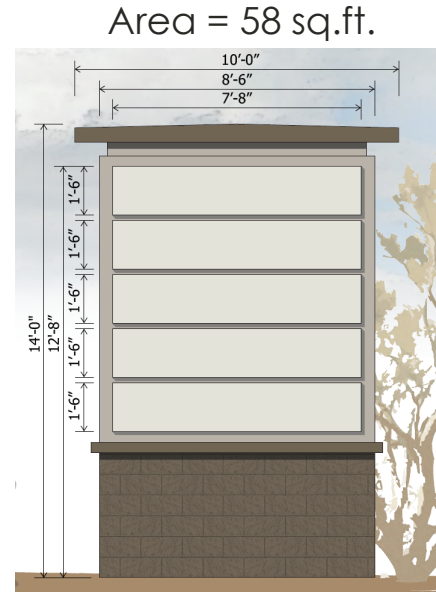
Corner monument
to match existing
Estrella Commons
Sign



Requested Modifications

MONUMENT SIGNS

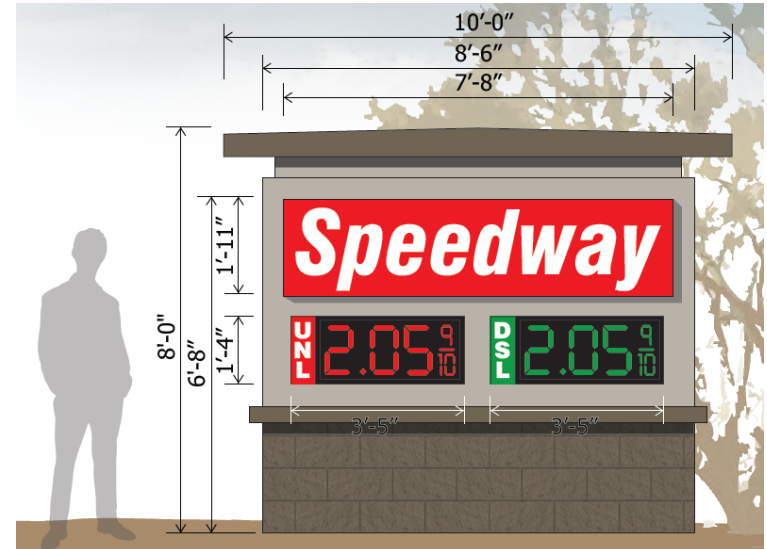
Development Standard	Zoning Ordinance	Request
Max. Area	48 sq. ft.	73 sq. ft.
Max. Height	12 ft.	14 ft.
Quantity	1 per driveway	1 per street frontage



Requested Modifications

GASOLINE SERVICE STATION SIGNS

Development Standard	Zoning Ordinance	Request
Max. Height	6 ft.	8 ft.



Requested Modifications



RESIDENTIAL MONUMENT SIGN (MULTIFAMILY)

Development Standard	Zoning Ordinance	Request
Max. Height	6 ft.	8 ft.



Recommendation

ESTRELLA COMMONS DISTRICT CSP

- All other signs meet requirements
- Request meets evaluation criteria
- Modifications are appropriate and acceptable
- PZC recommended approval on 3/16/2022