

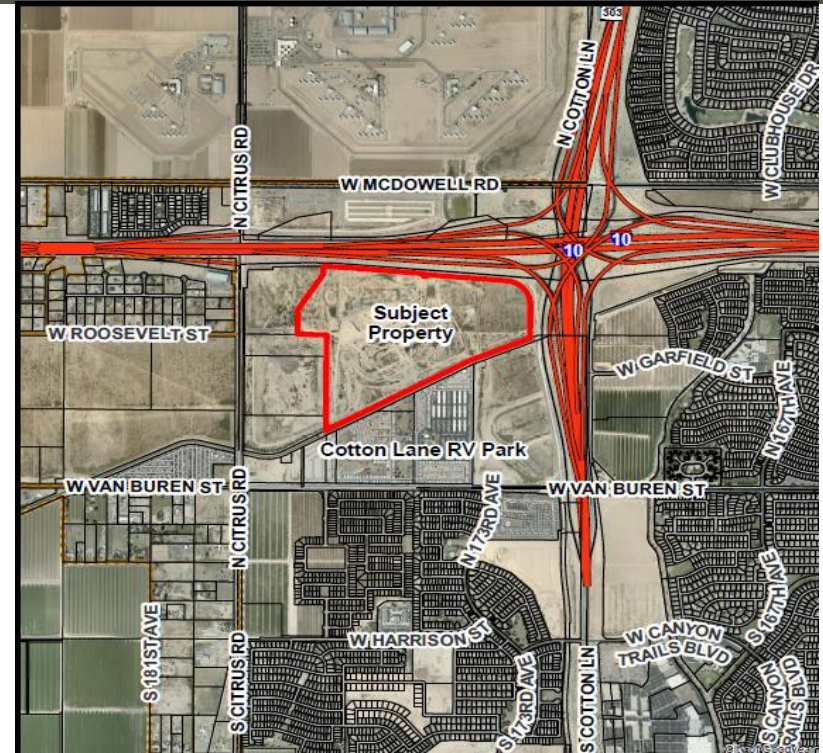
10 Goodyear

Comprehensive Sign Program (CSP)



10 GOODYEAR CSP

- 139 acres - SWC of I-10 & SR 303
- 5 industrial buildings - 2,213,000 sq. ft.
- Driveways - I-10 & 303 frontage roads & Citrus Rd
- Eastbound I-10 – poor visibility
- Westbound I-10 – not visible



Background & Previous Actions

10 GOODYEAR CSP

- 12.14.20 - 224 ac Innovation Centre PAD
 - Commerce Park, Commercial/Retail & Entertainment, and Office/Employment
- 5.25.22 - Master site plan approval
- 2.6.23 - PAD approval extension



CSP Requirement



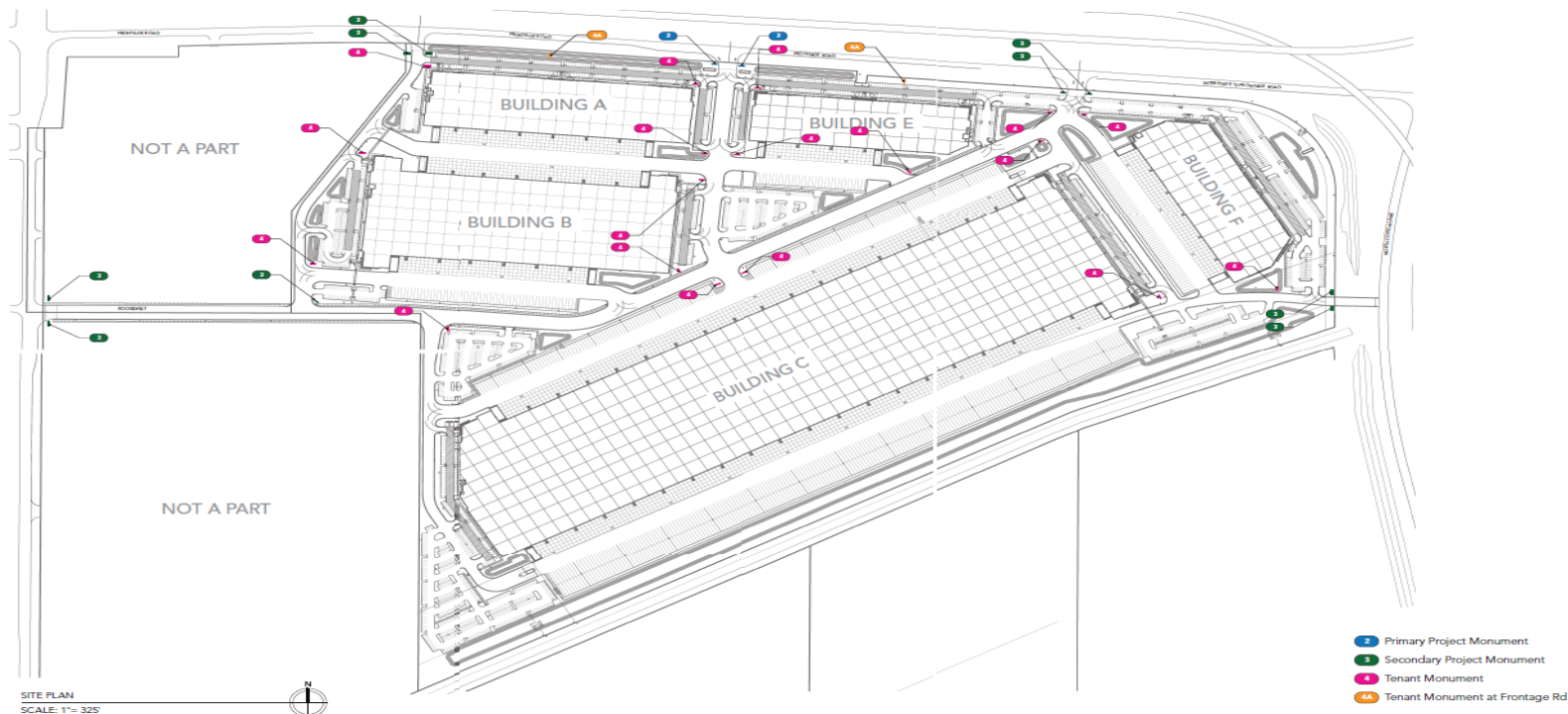
10 GOODYEAR CSP

- Developments of 3 or more businesses must submit a CSP
- A CSP complying with Sign Ordinance is approved by staff
- A CSP proposing modifications is reviewed by P&Z Commission and approved by Council
- The 10 Goodyear CSP proposes modifications to:
 - Number, location, height and sign copy area

Locations of Monument Signage



10 GOODYEAR CSP



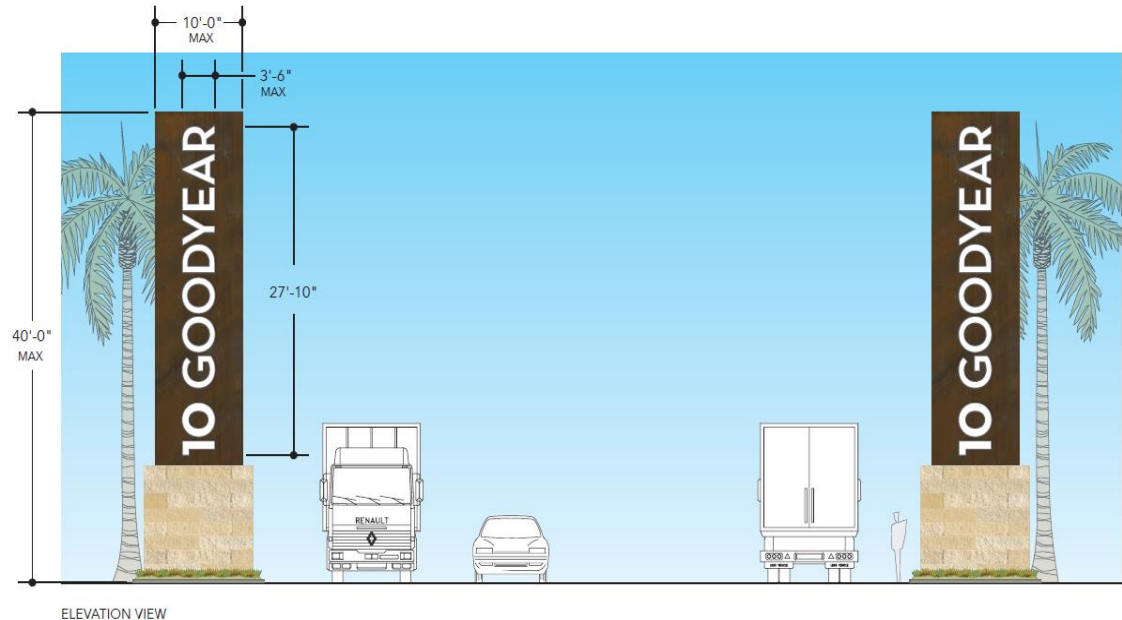
Primary Project Monument Signs



10 GOODYEAR CSP

- 2 signs
 - Ordinance: 1/driveway
- 40 feet high
 - Ordinance: 12 feet high
- 97 sq. ft. of copy area
 - Ordinance: 48 sq. ft.
- Supported due to project location, acreage & building square footage

SIGN TYPE 2
Primary Project Monument
Elevation

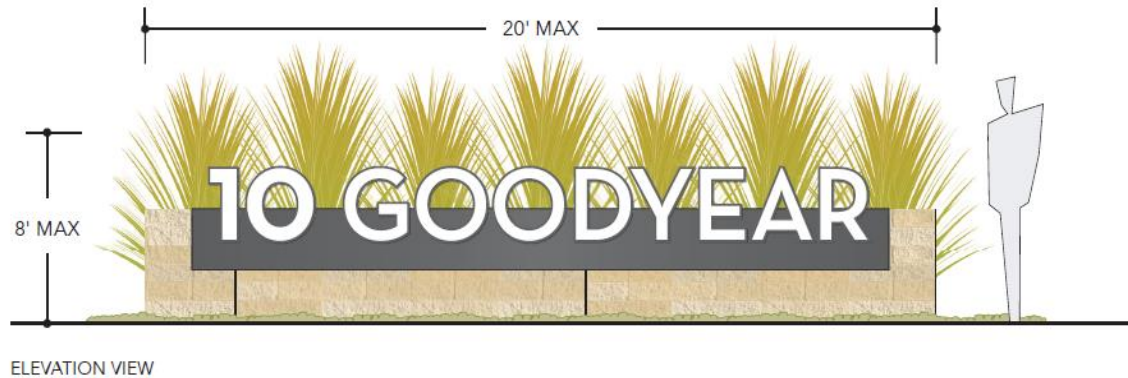


Secondary Project Monument Signs



10 GOODYEAR CSP

- 2 signs each at 4 driveways & 1 at a 5th
 - Ordinance: 1/driveway
- Height and copy area per ordinance
- Supported due to project location, acreage & building square footage

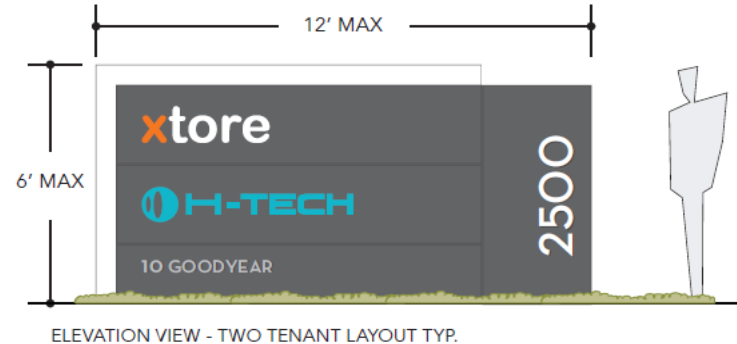
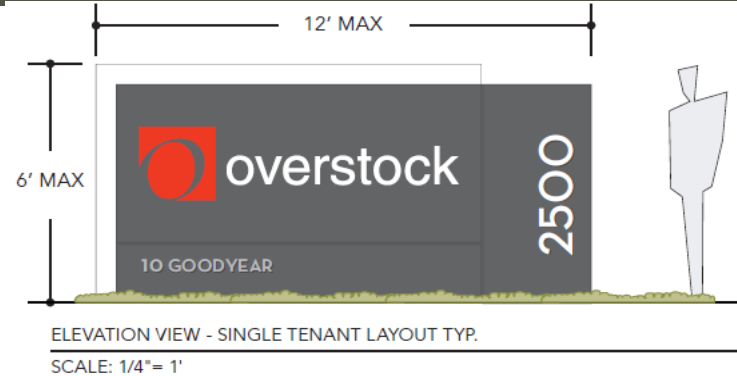


Tenant Monument Signs



10 GOODYEAR CSP

- 18 signs at internal driveways & intersections
 - Ordinance: 1 at each building
- Height and copy area per ordinance
- Supported due to project location, acreage & building square footage

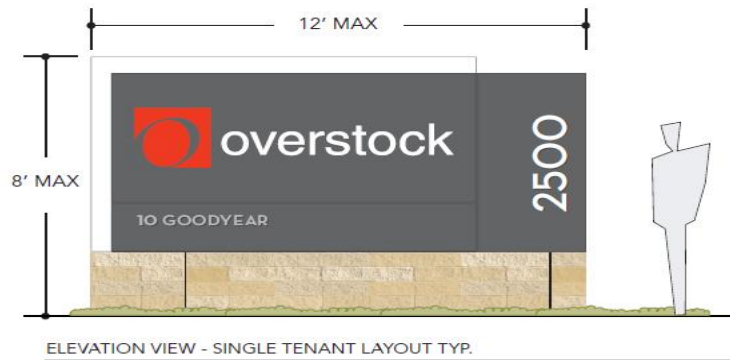


Tenant Monument Signs at I-10 Frontage Road



10 GOODYEAR CSP

- 2 signs along I-10 frontage road
 - Ordinance: 1 at each building
- Height and copy area per ordinance
- Supported due to project location, acreage & building square footage



Other Signage



10 GOODYEAR CSP

- Tenant wall signage will comply with ordinance
- Building wall address signage will comply with Fire Code Amendments
- Campus signage will be provided at request of Fire Marshal

Recommendation



10 GOODYEAR CSP

Staff, and the P&Z Commission by a vote of 4 to 1, recommend stipulated approval of the CSP.

