

Staff Summary Report



Hearing Officer Hearing Date: March 4, 2008

Agenda Item Number: 8

SUBJECT: This is a public hearing for a request by **TEMPE VILLAGE (PL080048)** located at 9220 South Priest Drive for one (1) use permit.

DOCUMENT NAME: 20080304dssd03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **TEMPE VILLAGE (PL080048)** (Debbie Oleskow/ALB Industries, applicant; Alexandra Siegal, property owner) located at 9220 South Priest Drive in the AG, Agricultural District for:

ZUP08024 Use permit to allow an off-site subdivision advertising sign.

PREPARED BY: Derek Partridge, Planner I (480-350-8867)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

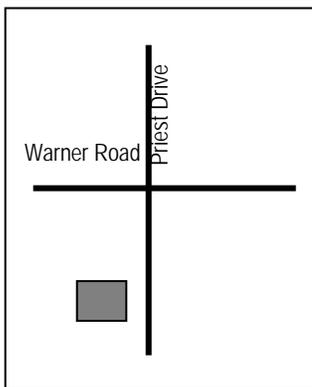
A handwritten signature in black ink, appearing to be 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-5

ADDITIONAL INFO: The applicant, Tempe Village is requesting a use permit to allow for an off premise subdivision sign located at 9220 South Priest Drive. This temporary sign will be located near the intersection of Caroline Lane and Priest Drive in the Agriculture District. To date, no public input has been received with regard to this request. Staff recommends approval of the request.



PAGES:

1. List of Attachments
2. Comments; Reason for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Sign Detail
6. Map of sign in relation to Tempe Village Subdivision

COMMENTS:

The applicant, Tempe Village is requesting a use permit to allow for an off premise subdivision sign located at 9220 South Priest Drive.

The proposed temporary sign will be located west of the intersection of Priest Drive and Caroline Lane on an Agriculture lot (Caroline Lane ends at Priest Drive). The proposed sign location is approximately 1,400 feet west of the Tempe Village Subdivision. The sign meets the guidelines set forth in the City of Tempe Zoning and Development Code for a Subdivision Community Advertising Sign. The sign itself will be 4'-0" x 8'-0" in size (32 s.f. in area) and will be mounted 4'-0" above grade by two (2) 6" x 6" posts for a total height of 8'-0".

The sign's text will advertise a contact number and website address for more information. The sign is intended to direct north and southbound drivers on Priest Drive to the new development (Tempe Village) via Caroline Lane.

Use Permit

The Zoning and Development Code requires a use permit for an off-premises sign advertising a subdivision for any commercial zoning district. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There should be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - The sign would not create any environmental nuisances.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The sign would not contribute to neighborhood deterioration or downgrade property values. The requested use permit will not be detrimental to the surrounding area.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed temporary sign appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the request for the use permit subject to the conditions of approval.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent properties.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. The use permit is valid for Tempe Village (Debbie Oleskow/ALB Industries, applicant; Alexandra Siegal, property owner) and is not transferable.
2. The use permit is valid for two (2) years from **March 4, 2008 until March 4, 2010.**
3. The use permit is valid for the plans as submitted to and approved by the Hearing Officer.
4. The sign shall be Development Review staff approved and a sign permit obtained.
5. The previously approved sign, located at 8980 South Priest Drive, shall be removed upon installation of proposed sign.

HISTORY & FACTS:

February 20, 2007. Hearing Officer approved a request to Tempe Village for an off-premise subdivision sign at 8980 South Priest Drive. The sign was approved for two years –ending on February 6, 2009. The approved sign still exists –the proposed sign is in addition to the sign approved in 2007.

DESCRIPTION:

Owner – Alexandra Siegal
Applicant – Debbie Oleskow/ALB Industries
Existing Zoning – AG, Agricultural District
Sign Area: 32 SF
Sign Height: 8'-0"
Parcel Size: 15.21 acres

**ZONING AND
DEVELOPMENT**

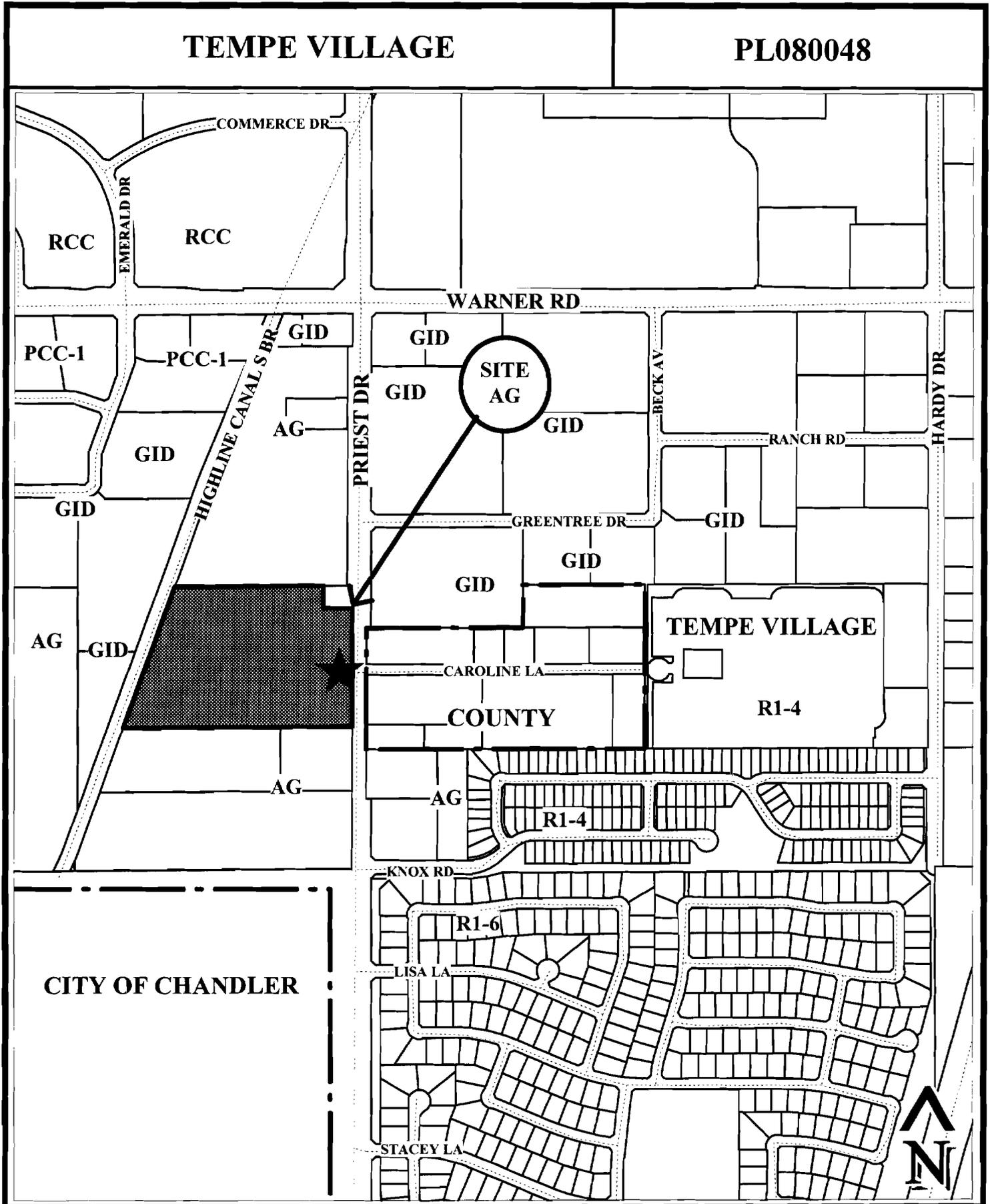
CODE REFERENCE:

Part 4, Chapter 9, Section 4-903, S Subdivision Community Advertising Sign, 4. - off premise subdivision sign shall require a use permit.

Part 6, Chapter 3, Section 6-308
Use Permit.

TEMPE VILLAGE

PL080048



CITY OF CHANDLER

TEMPE VILLAGE

COUNTY



TEMPE VILLAGE (PL080048)



315 S. SIESTA LANE • TEMPE, AZ 85281-3030
PHONE 480-731-6968 • FAX 480-731-9071

February 4, 1008

**City of Tempe
Development Services Department
31 E. 5th Street
Tempe, AZ 85281**

Re: Project Submittal Application – Use Permit

To Whom It May Concern:

Tempe Village is a subdivision being developed by Woodside Homes. The subdivision is located about a quarter mile south of Warner Road on Hardy Drive. Because the subdivision is not located on a major street, they would like to place a temporary off premise subdivision advertising sign on the northwest corner of Priest Drive and Caroline Lane.

Because the required plat-related street improvements to Caroline Lane have been completed, the sign will help direct the general public to Tempe Village off Priest Drive.

The sign will be located on vacant property, out of the visibility triangle and out of the public right-of-way. The sign will be maintained for safety and appearance. Woodside Homes will be responsible for insurance regarding liability caused by the sign. The sign will be removed promptly when the property is sold out.

Sincerely,

A handwritten signature in cursive script that reads "Debbie".

**Debbie Oleskow
Permit Specialist**



530.21'

PRIEST DRIVE

PRIEST DRIVE

49'

170'

Canal line
50'

2000000

Woodside Homes

NEW SIGN

x1 4x8' Double faced Boxed Offsite Sign on 6x6" Green posts.
Sign is North/South read - Arrows point East.

For: Tempe Village.
Location: Priest & Caroline Lane NWC.

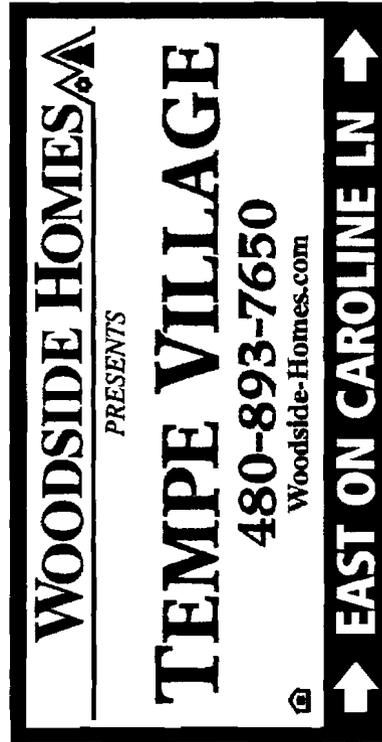
Pantone 301 C Blue

Pantone 109 C Yellow

Pantone 342 C Green

Pantone 3435 C Green

Pantone C Black



WOODSIDE HOMES 

PRESENTS

TEMPE VILLAGE

480-893-7650
Woodside-Homes.com

 EAST ON CAROLINE LN →

SOUTH FACE



WOODSIDE HOMES 

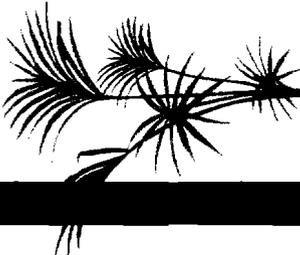
PRESENTS

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Woodside-Homes.com

 ← EAST ON CAROLINE LN ←

NORTH FACE





ATTACHMENT 6