



# Conceptual Design Review Board Staff Report PAD Sign Exemption

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**CASE NUMBER:** OV313-006 Sun City  
**MEETING DATE:** January 14, 2014  
**AGENDA ITEM:** 3  
**STAFF CONTACT:** Patty Hayes, Senior Planning Technician  
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**Applicant:** Sun City Home Owner's Association  
**Request:** **Exempt Sun City from the Rancho Vistoso Sign Standards**  
**Location:** Rancho Vistoso Blvd from Welton Drive to Big Wash Way  
**Recommendation:** Recommend Approval of the PAD Exemption

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## **SUMMARY:**

Sun City is located in the northeast portion of Rancho Vistoso on Rancho Vistoso Blvd, west of Oracle Road as shown in Attachment 1. Sun City has been subject to the Rancho Vistoso Planned Area Development (PAD) sign standards since the area was developed in the 1980's. The applicant proposes to exempt Sun City controlled properties, as shown in Attachment 2, from the sign standards of the Rancho Vistoso PAD due to a rebranding of the community. The proposed exemption would allow Sun City to use the sign standards set forth in the Oro Valley Sign Code thus allowing the use of the small directional signs as shown in Attachment 3.

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## **BACKGROUND:**

The Rancho Vistoso PAD Sign Standards were created in 1987 and provides ten (10) permanent sign types and four (4) temporary sign types for use in the Rancho Vistoso area including Sun City. The applicant has expressed their desire to rebrand the Sun City community and has requested to exempt the properties controlled by the Sun City Association from all the Rancho Vistoso PAD sign types and designs.

The sign type that became the catalysts for the PAD Exemption was Sun City's desire to install the smaller directional signs near their entryway signs as shown in the applicant's proposal Attachment 3. The proposed smaller directional signs will use similar materials and colors found in the larger entryway signs as shown in Attachment 3.

A PAD Sign Exemption is required to be reviewed by the CDRB with recommendation to the Town Council for final review and approval. The PAD Exemption will allow Sun City to utilize the Oro Valley Sign Code as the governing document for all permanent and temporary signs in the community.

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### Existing Site Conditions

- The entire Sun City area encompasses approximately 1,000 acres
- The Sun City common area includes three recreation facilities
- Zoning is PAD with residential and commercial designations

### Related Approvals

1986: Development Began  
1987: Annexed by Oro Valley  
1987: RV PAD Sign System Guidelines Adopted  
1996 & 2011 Revisions to the RV PAD Sign System Guidelines

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### **ANALYSIS OF PAD EXEMPTION:**

The PAD Exemption proposes using the Oro Valley sign code as the governing document for all permanent and temporary signs. Sun City controlled properties include three separate recreation areas, a golf course, dog park and maintenance facility along with neighborhood entryways. This PAD Exemption does not apply to the privately owned commercial properties in the Sun City area as shown in Attachment 2. The applicant proposes to exempt Sun City from the RV PAD Sign standards as a way to allow the smaller directional signs as proposed in Attachment 3.

### Sign Types

The proposed exemption would allow Sun City a broader choice of sign types available in the Town's sign code such as the proposed directional signs. Sun City could also choose to use other allowed sign types such as awning signs and under canopy signs for their recreational facilities. A broader selection of temporary signs would also be available such as Seasonal Signs and Human Signs. The Sun City community was completed many years ago and does not have vacant parcels for future development. Therefore certain sign types such as model home complex signs will most likely not be used in the area.

### Sign Color and Materials

The RV PAD identifies specific colors and materials for the use in many of the monument signs such as green, maroon and tan with sandstone, stucco and wood. The Town's Sign Code would regulate the colors and materials through the Design Standards which promote using colors, materials and design features from the architectural elements of the buildings within the development.

### Monument Signs

The RV PAD allows for monument signs up to 60 square feet in size while the Town's sign standards would allow monument signs up to 72 square feet. The 12 square foot difference may allow Sun City clearer identification and directional signs if they choose to rebuild their existing monument signs in the future.

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Wall signs

The RV PAD allows for wall signs but with ambiguous standards such as allowing subdued colors, maximum of 10% of wall area and has unclear limitations on the number of exterior signs for tenants. The Town's sign standards have clear measurement standards and will allow a broader selection of colors within the parameters of the Design Standards.

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**PUBLIC NOTIFICATION AND COMMENT:**

Summary of Public Notice

Notice to the public was provided consistent with Town-adopted noticing procedures, which includes the following:

- Posting at Town Hall
- All affected HOAs

To date, staff has not received any comments on the request.

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**RECOMMENDATION:**

Based on a finding that the proposed PAD Exemption will allow permanent and temporary signs that are consistent with the Town's Sign Code and Design Standards, it is recommended that the Conceptual Design Review Board take the following action:

**Recommend approval of the requested PAD Exemption.**

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**SUGGESTED MOTIONS:**

I move to recommend approval to the Town Council for the PAD Sign Exemption, based on the finding that the proposed Exemption is consistent with the intent of the Town's Sign Code and Design Standards.

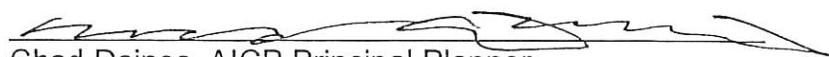
OR

I move to recommend denial of the PAD Sign Exemption based on the finding that the proposal is not consistent with the Town's Sign Code, specifically\_\_\_\_\_.

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**ATTACHMENTS:**

1. Location Map
2. Sun City Boundary
3. Applicant's Proposal
4. Site Photos

  
Chad Daines, AICP Principal Planner