BOARD OF SUPERVISORS

PINAL COUNTY
WIDE OPEN OPPORTUNITY

CSR-016-24

05/28/2025

Community Development Department

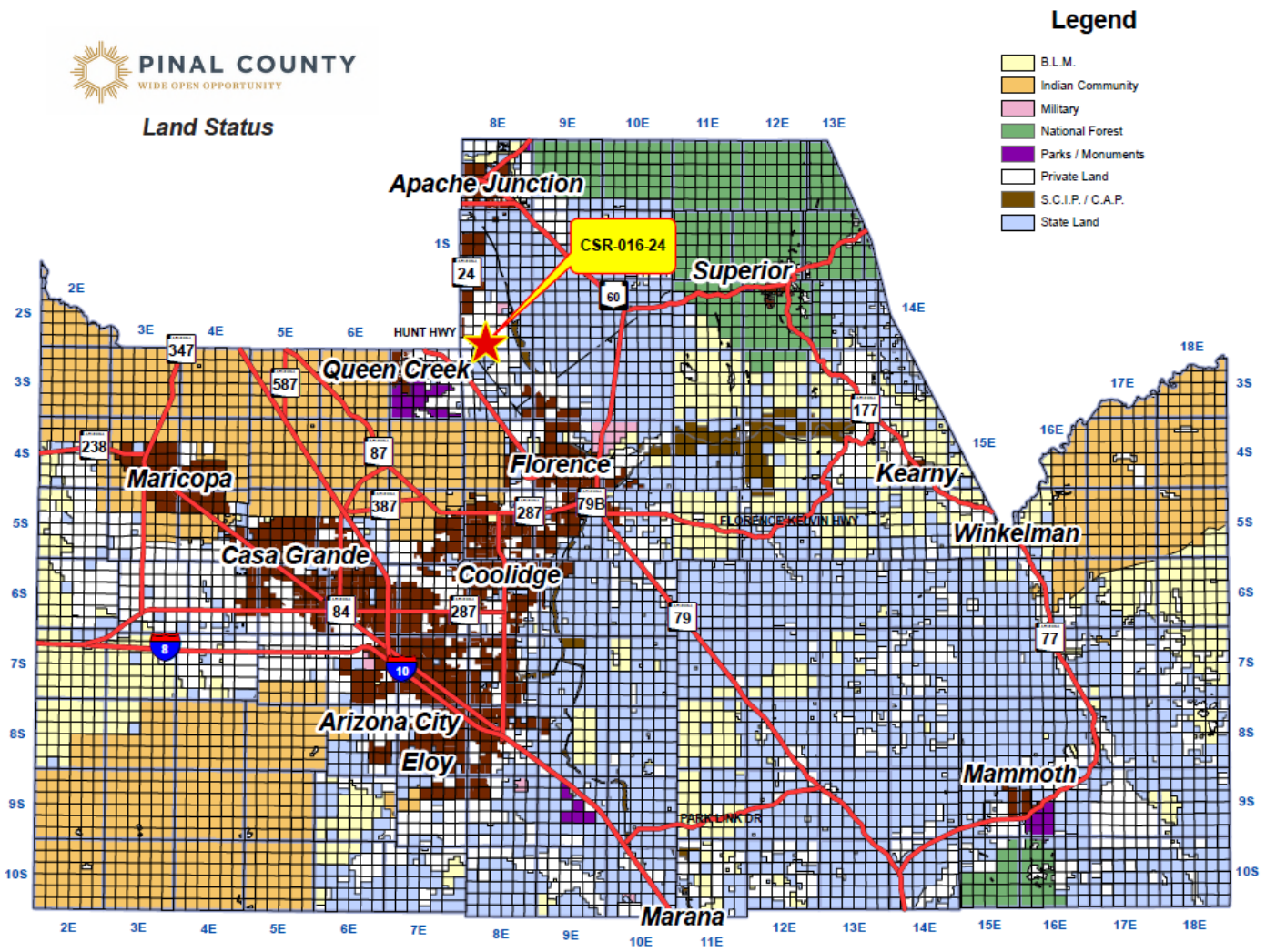
CSR-016-24

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- Proposal:
  - This is a **Comprehensive Sign Package** to allow installation of total **twenty nine (29) signs**, including seventeen (17) permanent and twelve (12) temporary signs, with a sign area maximum of **322.5 sq. ft.** within a residential subdivision. The applicant is pursuing this sign package to provide subdivision residents and visitors with more signage than the sign code currently permits.
  - **Site: Ware Farms subdivision**
  - **Location:** San Tan Valley, Pinal County, AZ; subdivision outlined by
    - E Combs Rd to the north,
    - N Schnepf Rd to the east,
    - E Hash Knife Draw Rd to the south, and
    - N Kenworthy Rd to the west.
  - **Applicant /Landowner:** TRI-POINTE HOMES
  - **Representative:** Megan Neal

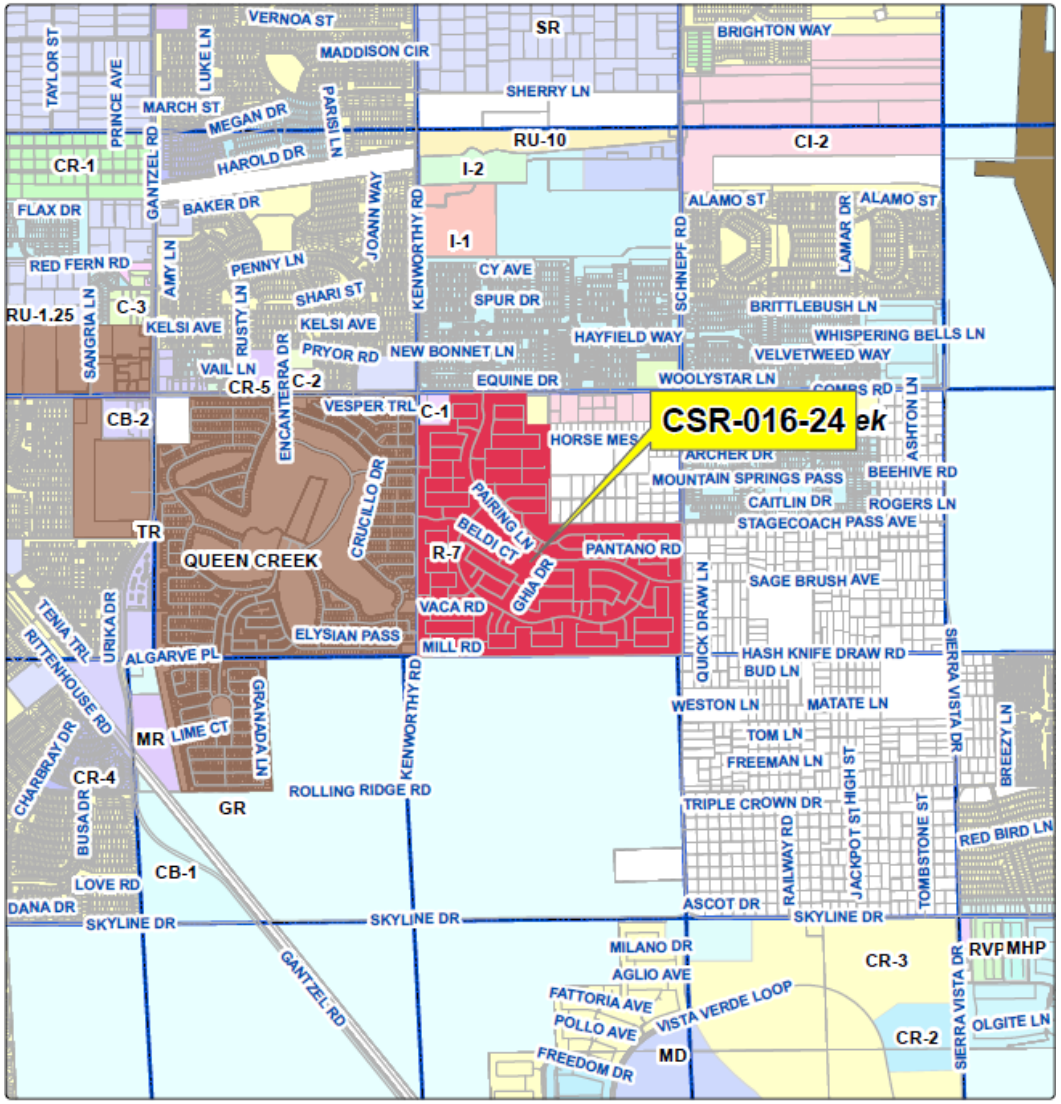
County Map

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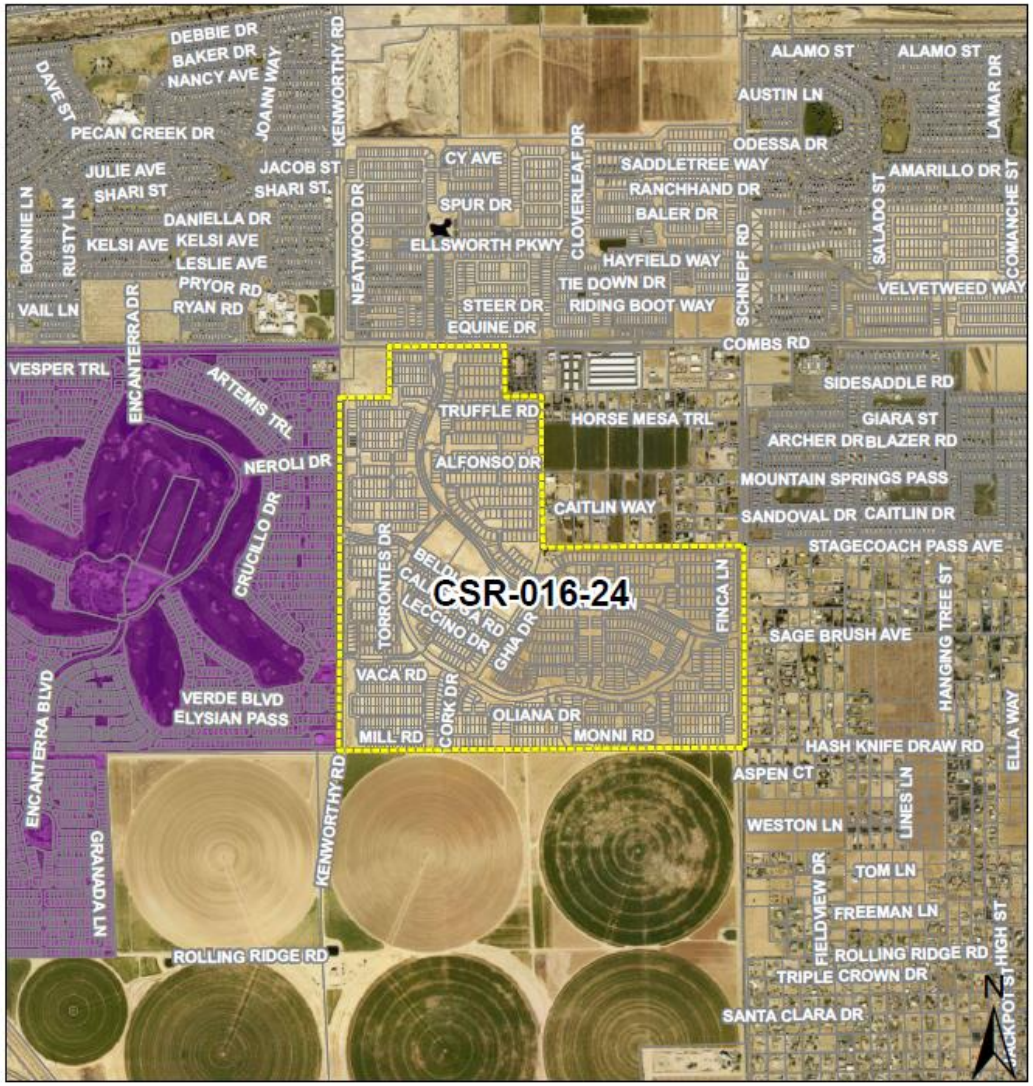
Vicinity Map

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Aerial Map

PINAL COUNTY
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Comprehensive Sign Package

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THIS IS A COMPREHENSIVE SIGN PACKAGE REQUEST TO ALLOW THE FOLLOWING:

Type of Sign	Proposed			Allowed per code		
	# of signs	Sq. ft.	**Total sq. ft.**	# of signs	Sq. ft.	Total sq. ft.
Primary Entry Sign	2	40	**80**	6	50	300
Secondary Entry Sign	1	8.5	**8.5**			
Gated entry sign Olive Press Loop	4	4	**16**	3	16	48
Gated entry sign to parcels	8	4	**32**			
Amenity/Park signage	2	9	**18**	2	24	48
Neighborhood ladder signage*	12*	14*	**168***	5		100
* temporary		**Total:**	**322.5**			

Signage Map

PINAL COUNTY
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MONUMENT SIGNAGE LEGEND

SYMBOL	DESCRIPTION
	PRIMARY ENTRY - COMBS ROAD - SEE SHEET 2
	PRIMARY ENTRY - SCHNEPF ROAD - SEE SHEET 3
	SECONDARY ENTRY - KENWORTHY ROAD - SEE SHEET 4
	GATED ENTRY - OLIVE PRESS LOOP - SEE SHEET 5
	GATED ENTRY - PARCELS - SEE SHEET 6
	AMENITY/PARK ENTRY SIGNAGE (LOCATION TBD) - SEE SHEET 7
	NEIGHBORHOOD LADDER SIGNAGE - SEE SHEET 8

Primary Entry Sign x 1

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B Primary Entry Elevation (40 s.f. of Signage)
SCALE: 1/4"=1'-0"



NOTE:
THIS GRAPHIC PACKAGE SHALL SERVE AS STANDARD MONUMENT AND SIGNAGE GUIDELINES FOR SOLEO AND ILLUSTRATES PREVIOUSLY AGREED UPON PARAMETERS. PARTIES AGREE THAT NO CHANGES, AMENDMENTS, OR ALTERATIONS TO THESE GUIDELINES SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL PARTIES INVOLVED. ANY PROPOSED MODIFICATIONS MUST BE PRESENTED IN WRITING AND AGREED UPON UNANIMOUSLY.

Primary Entry Sign (north side) x 1

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C Primary Entry Elevation (North Side)
SCALE: 1/4"=1'-0"



NOTE:
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Secondary Entry Sign x1

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C Primary Entry Elevation (North Side)
SCALE: 1/4"=1'-0"



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Gated Entry Sign x 4

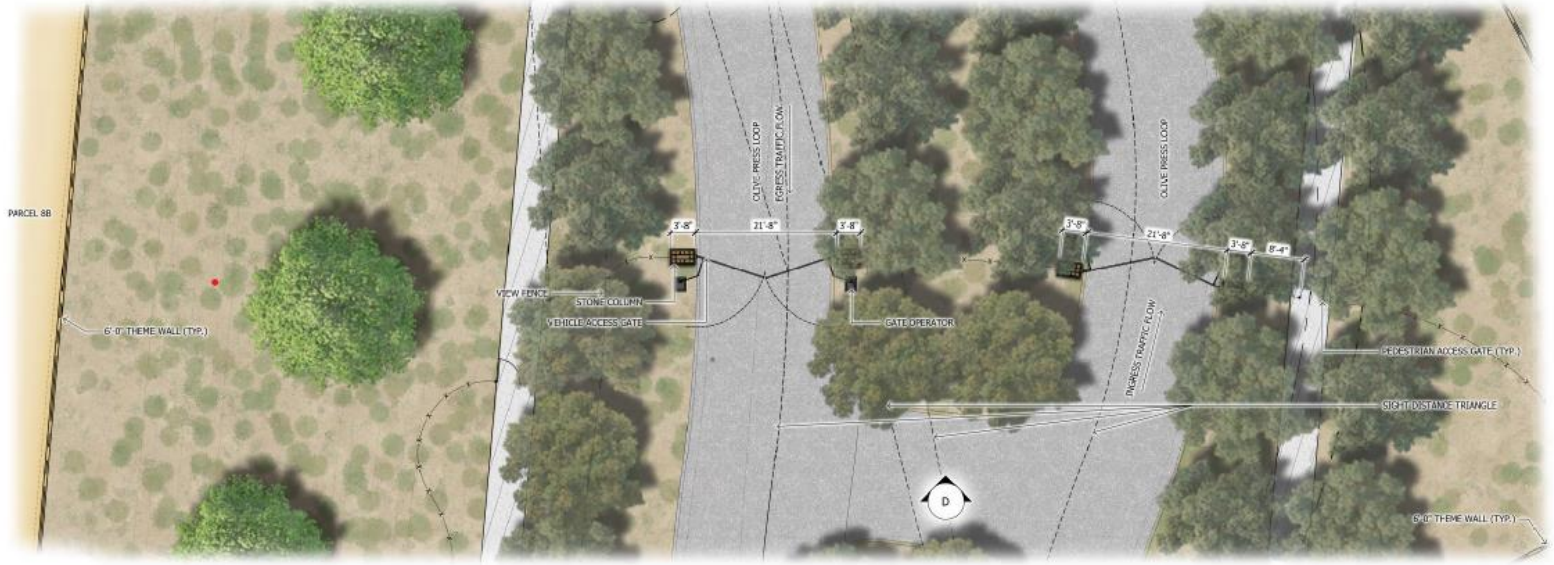
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D Gated Entry - Olive Press Loop (16 s.f of Total Signage)
SCALE: 3/16"=1'-0"



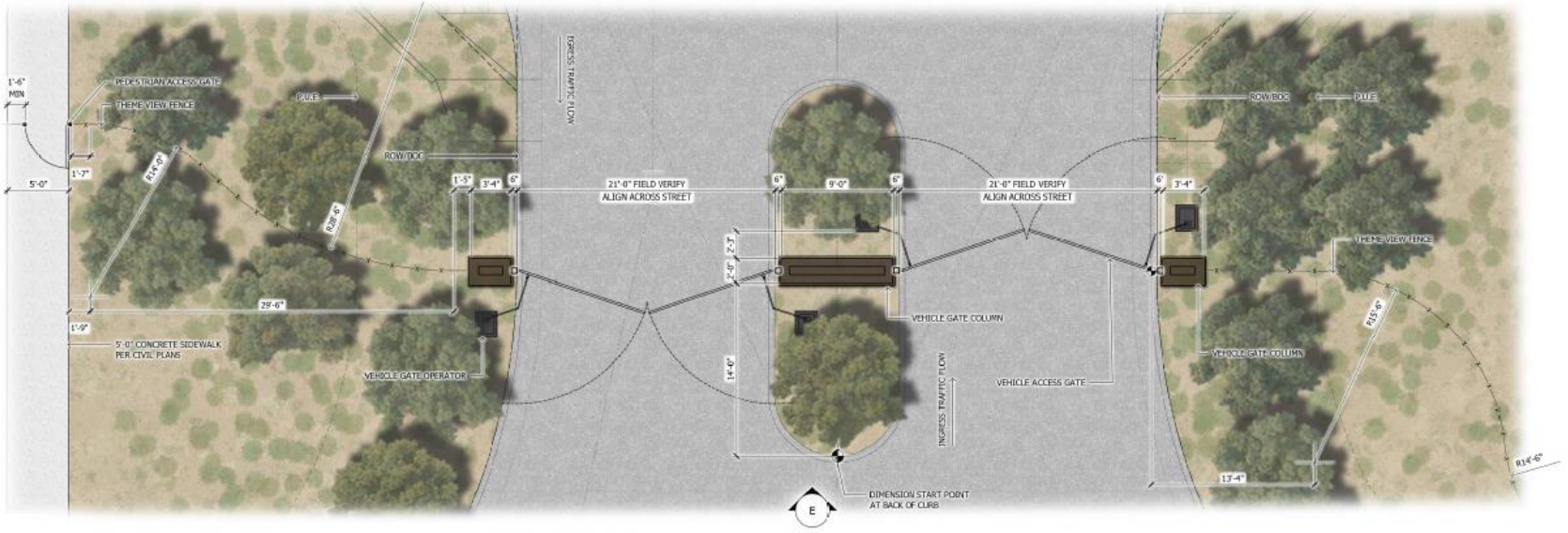
Parcel Gate Entry Sign x 8

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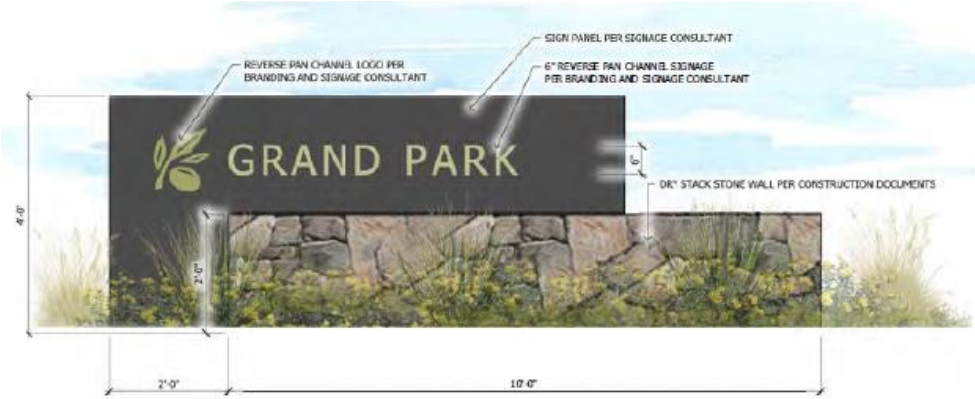
E Parcel Gate Entry Elevation (8s.f. of Total Signage -Typical)
SCALE: 1/4"=1'-0"

NOTE:
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Amenity/Park signage x 2

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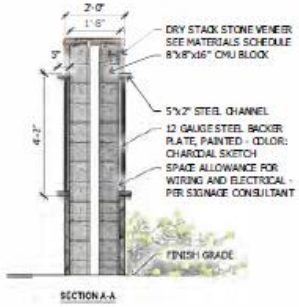


1 Amenity/Park Monument - Primary Entrance (17.3 s.f of Signage)
SCALE: 1"=1'-0"



2 Amenity/Park Monument - Secondary Entrance (12.27 s.f of Signage)
SCALE: 1"=1'-0"







Monument Signage Concept Detail
SCALE: 1/2"=1'-0"

Neighborhood ladder signage (temporary) x 12

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Signage Map

PINAL COUNTY
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Comprehensive Sign Package

PINAL COUNTY
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* temporary		**Total:**	**322.5**			

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- While the proposed signage technically exceeds certain sign code limitations—such as total sign area and number of entry signs—staff has conducted a context-based evaluation considering project scale, functional need, and visual impact. Key considerations include:
  - **Code Applicability**: The current sign standards were designed for conventional subdivisions and may not fully address the scale or branding needs of large, multi-phase communities. The Code establishes signage allowances for subdivisions with 30+ units.
  - **Development Scale**: The development's size, complexity, and integrated land use pattern necessitate broader wayfinding and community identity functions.
  - **Collaborative Approach**: The applicant has demonstrated a collaborative approach, responding to staff comments and requests in accordance with staff guidance.
  - **Design and Visual Integrity**: The signage is designed in a cohesive style and is not anticipated to result in undue visual distraction, and remains contextually consistent with similar-scale developments.
  - **Planning Considerations**: The proposed signage align with community identity principles encouraged by sustainable design principles and placemaking practices.
  - **Temporary Signs**: The applicant identifies the Neighborhood ladder signage—comprising approximately 52% of the sign package—as a temporary measure.
  - **Signage Density**: Approximately **0.72 square feet** of signage per each acre of subdivision area.

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Items for Board Consideration:

- Proposed signage total square footage is 322.5 sq. ft.

- The Sign Review Committee met regarding this case. The SRC **recommended approval** (3-0) with one stipulation
  - *Temporary signage shall be removed no later than two (2) years from the date of approval of the Comprehensive Sign Package, or upon closure of the sales office, whichever occurs first.*

- The county has received no public comment on the proposed signage.

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RECOMMENDED MOTIONS:

- ***To Approve:*** I move the Pinal County Board of Supervisors conditionally **approve** Case CSR-016-24 as presented with one stipulation:

  1. Temporary signage shall be removed no later than two (2) years from the date of approval of the Comprehensive Sign Package, or upon closure of the sales office, whichever occurs first.

- ***To Deny:*** I move the Pinal County Board of Supervisors **deny** Case CSR-016-24.

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- Thank you!