

OCOTILLO TRAILS MARKETPLACE

COMPREHENSIVE SIGN PLAN

40885 N. IRONWOOD DR. | SAN TAN VALLEY

Case: CSR-005-20 (Amendment of CSR-001-07)

**Pinal County Board of Supervisors
Wednesday, November 18, 2020**

Applicants:

Fred Sullenberger, Arizona Commercial Signs

Andrew Chi, Andrew Chi Planning Consultants





**Context
Aerial
(2020)**



**Ocotillo Trails
Marketplace**



Context Aerial (2020)

CSR-005-20

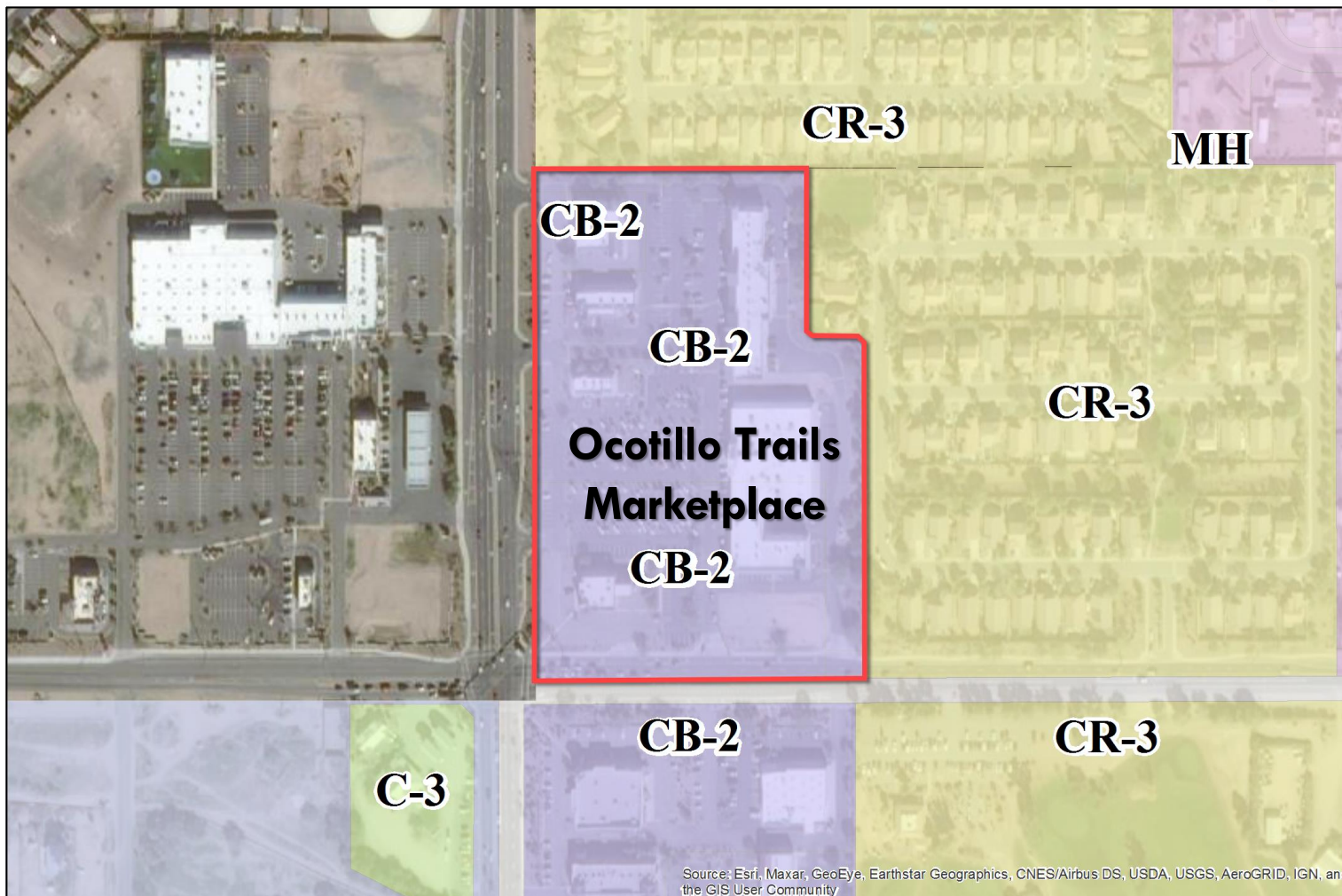


Zoning Map

Zoning District

CB-2

General Business



Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

Existing Zoning

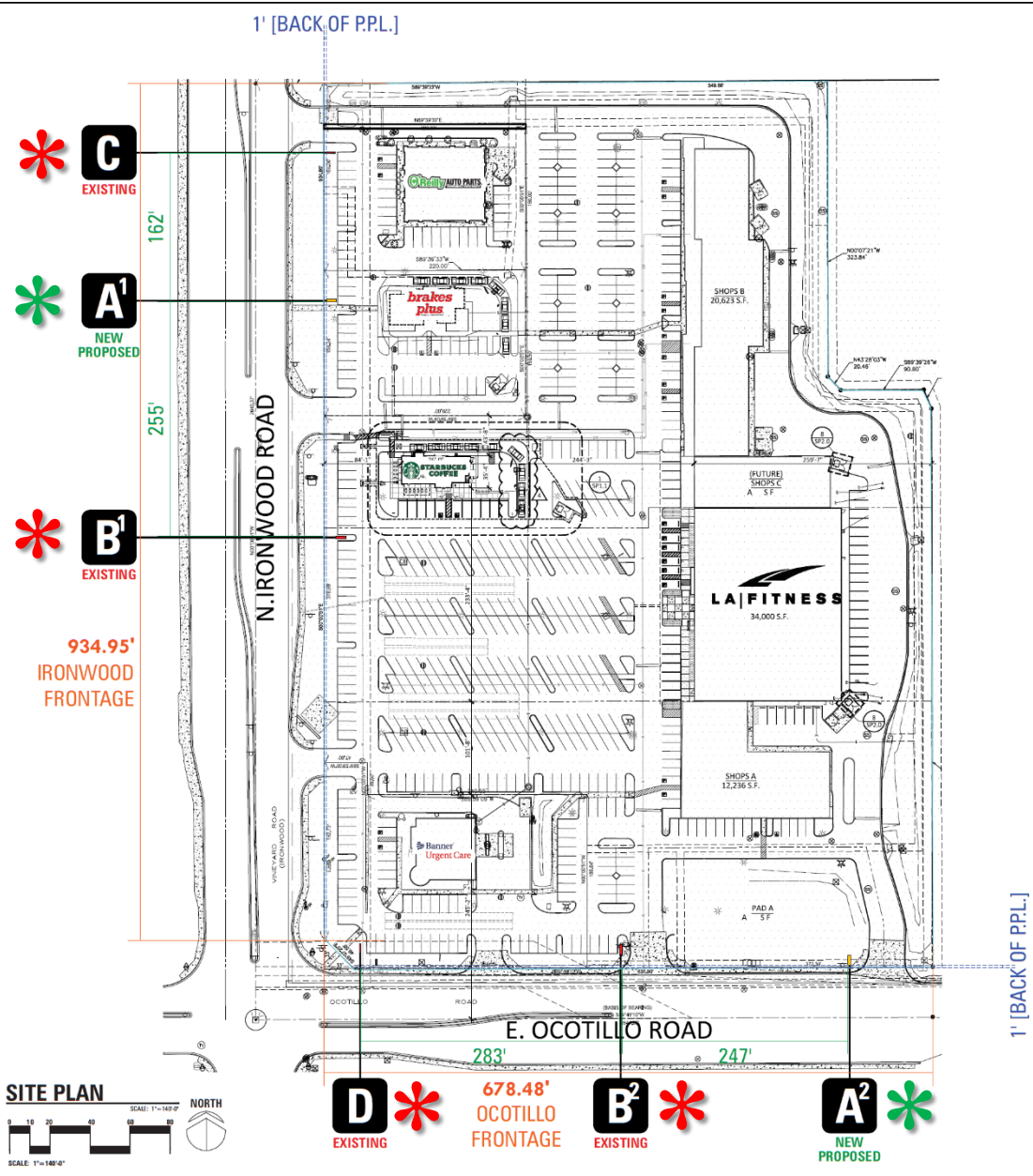
CSR-005-20



Site Plan

* = New Monument Sign

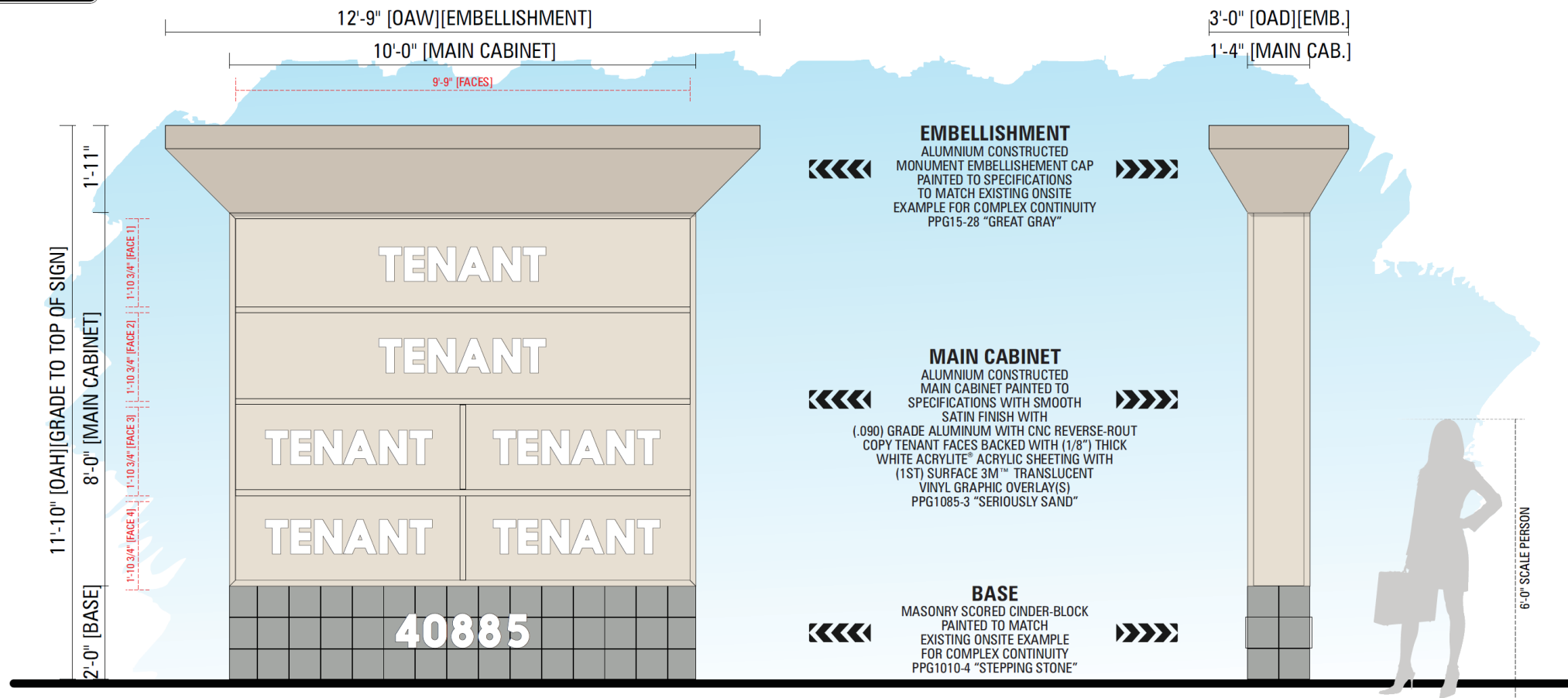
* = Existing Monument Sign



Site Plan

CSR-005-20

STREET-SIDE NEW PROPOSED



CAB. & FACES	F.C.O.	CAP	BASE
1	2	3	4
PPG® Pittsburgh Paints® "Seriously Sand" PPG1085-3 SATIN SMOOTH FINISH	Matthews® Paints® "White" SATIN SMOOTH FINISH	PPG® Pittsburgh Paints® "Great Gray" PPG15-28 SATIN SMOOTH FINISH	Superlite® Block Scored-Faced [8"x8"] PAINT "Stepping Stone" SATIN MASONRY BLOCK FINISH

Monument Sign Elevation & Materials

NUMBER OF DRIVEWAYS

- Ironwood Road: 3 Driveways
- Ocotillo Road: 3 Driveways

STREET FRONTAGE LENGTHS

- Ironwood Road: 934.95 feet = 3 Monument Signs Allowed per Code
- Ocotillo Road: 678.48 feet = 2 Monument Signs Allowed per Code

ALLOWED MONUMENT SIGNS PER ZONING CODE SECTION 2.145.130

- Ironwood Road: 3 Monument Signs
- Ocotillo Road: 2 Monument Signs
 - 21.52 feet short to allow a 3rd Monument Sign at the 3rd Driveway.
 - CSP approval required to allow a 3rd Monument Sign.



2007 CSP PROPOSAL (CSR-001-07)

Total Number of Parcels: 8 Parcels

Comprehensive Sign Committee *denied* previous owner's request proposing a Monument Sign for each parcel.

- Ironwood Road (3 driveways): 5 Monument Signs proposed
- Ocotillo Road (3 driveways): 3 Monument Signs proposed

TOTAL: 8 possible Monument Signs proposed for the development

2020 CSP PROPOSAL (CSR-005-20)

- Ironwood Road: 3 Monument Signs proposed
- Ocotillo Road: 3 Monument Signs proposed

TOTAL: 6 Monument Signs proposed for the development

(Reduction of 2 Monument Signs from the 2007 denied proposal)



OCOTILLO TRAILS MARKETPLACE

COMPREHENSIVE SIGN PLAN

40885 N. IRONWOOD DR. | SAN TAN VALLEY

Case: CSR-005-20 (Amendment of CSR-001-07)

**Pinal County Board of Supervisors
Wednesday, November 18, 2020**

Applicants:

Fred Sullenberger, Arizona Commercial Signs

Andrew Chi, Andrew Chi Planning Consultants

