



CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT

Sign Code Advisory & Appeals Board
201 N. Stone Ave
Basement Conference Room "C"
Tucson, AZ 85701

NOTICE OF DECISION

Case No. S-08-14
9036-9280 S. Houghton Road &
8880 S., 8880 E., 10080-10218 E. Old Vail Road
Houghton Town Center

Public Hearing:

June 11, 2008

Board Members Present:

John Roberts, Jim Ayres,
Roger Sliker, Leigh Robinson, Frank Mascia
Sharon Emley

Board Members Absent:

Staff Present:

Chuck Stephenson, Linus Kafka, Sue Montes

Owner:

Houghton Commerce, LLC

Applicant:

Houghton Town Center, LLC by Deb Houghton Managers, LLC,
Bourn Investments, LLC, Bourn Companies, LLC, Don E. Bourne,
Trustee

Tucson Sign Code, Chapter 3, Article VI, Signs by District, Section 3-82(B)(1) Scenic Corridor Zone (SCZ) District, states "Maximum total sign area: For business and commercial developments: 0.75 square feet per foot of street frontage with a maximum of one hundred (100) square feet per tenant". Section 3-82(D) Location and colors states: "All signs shall be located behind a 30-foot landscaped buffer and shall use colors that are predominant with the surrounding landscape, such as desert and earth tones, as required in the Scenic Corridor Zone provisions of the Land Use Code". Section 3-82(E)(3)(a) Permitted signs, Freestanding signs, Maximum number: allows "1 per development, with 1 additional sign on any arterial street frontage of at least 250 feet other than the scenic route". Article V, Signs Types and General Regulations, Section 3-68(c)(d) Traffic Directional Signs states "Maximum area: 6 square feet per face. "Maximum height: 3 feet". Section 3-65(g)(2)(4) Real Estate Signs. Real Estate Project Identity Entrance Sign states "Maximum allowable sign area: 20 square feet", "Maximum faces: 1 per sign". Article IV, General Requirements, Section 3-36 Setback states "The sign and structure must be installed on private property and set back at least 20 feet from the face of the curb, unless otherwise specified in this Sign Code".

The applicant is requesting the following variances: **1)** allow four (4) freestanding tenant directory signs and three (3) real estate project identity entrance sign to be placed in front of the required 30-foot landscaped buffer along Houghton Road, **2)** exceed the number of freestanding signs allowed along Houghton Road (by 3) and Old Vail Road (by 3), **3)** exceed the maximum sign area of 0.75 square feet per foot of street frontage for the development, **4)** exceed the maximum area of 0.75 square feet per foot of tenant frontage for tenants in the development, **5)** allow tenants that have enough frontage to exceed the maximum allowance of 100 square feet of total sign area, **6)** exceed the allowed area of one (1) real estate project identity entrance sign (by 98 sq. ft.), **7)** allow four (4) real estate project identity entrance signs to be double-faced, **8)** exceed the area allowed for

traffic directional signs (by 6 sq. ft.), **9**) exceed the allowed height of a traffic directional sign (by 2 ft.), and **10**) allow traffic directional signs to be placed closer to the curbs than 20-ft.

The applicant requested that this variance be carried over to the July Public Hearing.

Mr. Ayres made a motion to allow this case to be continued at the July Public Hearing, seconded by Mr. Sliker. Vote passes 5-0.

DECISION – VARIANCE CONTINUED: The Board continued this variance to the July Public Hearing at the request of the applicant.

IMPORTANT NOTICES: (1) IN CASES GRANTED THAT REQUIRE A SIGN PERMIT, PERMIT MUST BE SECURED FROM THE DEVELOPMENT SERVICES DEPARTMENT (DSD) WITHIN 180 DAYS FROM THE DATE OF THIS MEETING. THE DSD DIRECTOR MAY GRANT AN ADDITIONAL 180 DAYS EXTENSION FOR GOOD CAUSE. (2) THE DECISION OF THE BOARD MAY BE APPEALED TO THE MAYOR AND COUNCIL BY FILING AN APPEAL WITH THE CITY CLERK WITHIN 15 DAYS AFTER THE DECISION OF THE BOARD, OR BY FILING A COMPLAINT FOR SPECIAL ACTION IN THE SUPERIOR COURT WITHIN 30 DAYS AFTER THE DECISION OF THE BOARD.

(A CASSETTE RECORDING OF THIS MEETING IS AVAILABLE UPON REQUEST AT THE CITY CLERK’S OFFICE.)

Sue Montes
Secretary
Development Services Department