



**6. NEW BUSINESS**

**AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: DRB-090997** – A sign, covered entryway and covered loading dock storage walls at 250 Rincon Drive – Parcel #400-06-021A.

**Staff Report:**

**Background:**

Mr. Craig Backus has submitted an application to Design Review for a sign, covered entryway and covered loading dock storage walls for the building located at 250 Rincon Dr., parcel # 400-06-021A.

1. The proposed sign will be 2'6" H x 8' W x ¼" thick aluminum with a 3" black vinyl border. Sign lettering "Misany Engineering" will be black vinyl. Ivory sign will be mounted with 1¼" lace screws. (See attached photos.)
2. The proposed covered entryway will be 6' W x 8' H with two 1'4" square tubing arch supports made of ivory R paneling to match the existing metal siding. (See supplied sample.)
3. The proposed loading dock walls are (1) Northeast wall at 21' 4 1/6" in length and (1) South wall at 20' in length with the cover to be made of ivory R paneling. (See supplied sample.)

**Staff Analysis**

**Pertinent Design Guidelines as reviewed by DRB on 02/06/2013**

1. *No more than three different fonts should be used in the text for the sign.* The proposed sign has (1) font and does not exceed the suggested font counts.
2. *Sign should have no more than 50 percent opacity. Dark background colors are preferred.* The proposed sign complies with the new criteria, featuring black lettering with an ivory background.
3. *Signs should be non-reflective.* The proposed sign has no reflectivity.
4. *Signs should be readable from the closest major road.* The readability of the sign complies with the new criteria.



**WALL SIGN**

***Zoning Code Chapter 7, Section 7-8 P. Permitted Signs. Wall Signs:*** Applicant's wall sign complies with this code.

- 1. Maximum number equals one per approved wall area. An approved wall area, per Definitions, Chapter Two of the Town of Clarkdale Zoning Code is a wall facing a public street or containing the primary public access.*** The proposed wall sign will be visible from Rincon Dr. and complies with the sign count.
- 2. Maximum height equals top of wall to which affixed.*** Proposed wall sign complies.
- 3. Maximum projection from wall surface equals 18 inches, with a minimum clearance of 9 vertical feet if located over a public right-of-way.*** Application complies.
- 4. See Section 7-9 of this Code for maximum sign square footage.*** The property's linear street frontage is 279' so the total square feet of allowable sign area is 418.5. The proposed sign = 20 square feet; this leaves a total of 398.5 square feet of signage available. The proposed signage is within the maximum allowed.

Calculation of remaining allowed signage space:

279 total considered linear feet x 1.5 square feet allowed per linear foot = 418.5 total square feet of signage permitted

418.5 permitted signage in square feet – 20 square feet of requested signage per this application = 398.5 square feet remaining for additional signage

***Zoning Code Chapter 11, Section 11-4 Review Criteria for Design Review Approval.***

*'The Design Review Board shall review applications for design approval of new construction, alterations, additions, or renovations to existing buildings or structures...'*

***Zoning Code Chapter 11, Section 11-4, 1 & 7 Review Criteria for Design Review Approval.***

- ARCHITECTURAL MERIT:** *The architecture and design shall be visually compatible with the buildings, structures and places to which it is related.* This application complies.

**Design Review Board**  
**January 7, 2015**

2. **MATERIAL, TEXTURE AND COLOR:** *The materials, textures and colors of the façade of a building shall be visually compatible with the predominant materials, textures and colors used in the buildings and structures to which they are related.*  
This application complies.

**Possible Actions**

The Design Review Board may approve the signage and alterations submitted, conditionally approve the signage and alterations with stipulations, or deny the application as filed.

**Staff Recommendations**

Having met all code requirements, staff recommends the signage and alterations as presented be approved with the following stipulations:

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Any additional signage shall be reviewed and approved by the Design Review Board.
3. All exterior lighting shall be fully shielded and meet all requirements of Chapter Eight of the Town of Clarkdale Zoning Code.
4. Construction of loading dock walls, cover and front covered entryway shall be inspected by the Town of Clarkdale Building Official.
5. Building's existing blue R paneling shall be power-washed and weeds on lot shall be removed.
6. Applicant will not receive permit to proceed with construction until the ownership transfers to the property owners noted in the Application.

**Applicant Presentation:** Mr. Backus stated the walls will assist with the level of noise. The walls were a request of the applicant he represents.

**Questions to Staff/Applicant:**

The landscaping will be cleaned up as soon as the new ownership takes place.

**Discussion:**

The Board Members were glad to see the building will be occupied and liked the sign presented.

*Design Review Board  
January 7, 2015*

**Action:** Board Member Snyder motioned to approve DRB-090997, sign, covered entryway and covered loading dock storage walls at 250 Rincon Drive, Parcel #400-06-021A as presented with the following Staff Recommendations:

Having met all code requirements, staff recommends the signage and alterations as presented be approved with the following stipulations:

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Any additional signage shall be reviewed and approved by the Design Review Board.
3. All exterior lighting shall be fully shielded and meet all requirements of Chapter Eight of the Town of Clarkdale Zoning Code.
4. Construction of loading dock walls, cover and front covered entryway shall be inspected by the Town of Clarkdale Building Official.
5. Building's existing blue R paneling shall be power-washed and weeds on lot shall be removed.
6. Applicant will not receive permit to proceed with construction until the ownership transfers to the property owners noted in the Application.

Board Member Garvey seconded the motion. The motion passed unanimously.

**7. AGENDA ITEM: FUTURE AGENDA ITEMS:**

-There may be another DRB application in the near future.

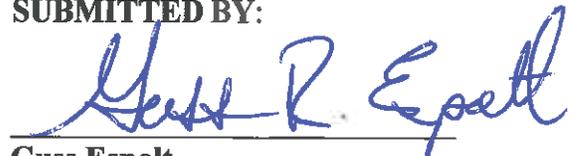
- 8. AGENDA ITEM: ADJOURNMENT:** Board Member Foutz motioned to adjourn the meeting. Board Member Garvey seconded the motion. The motion passed unanimously. The meeting adjourned at 7:10 p.m.

APPROVED BY:



Chairperson  
Robyn Prud'homme-Bauer

SUBMITTED BY:



Guss Espolt  
GIS/Planner II