

ORDINANCE NO. 2013-22

AN ORDINANCE OF THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, AMENDING TITLE 10, ZONING CODE, DIVISION 10-50.100, SIGN STANDARDS, SECTION 10-50.100.080, SIGN DISTRICTS OF SPECIAL DESIGNATION, OF THE FLAGSTAFF ZONING CODE BY ADDING SECTION 10-50.100.080.E, FLAGSTAFF MALL AND MARKETPLACE DISTRICT

RECITALS:

WHEREAS, the City Council has determined that amendments to Division 10-50.100, Sign Standards, of the City of Flagstaff Zoning Code are required to ensure consistency with current procedures and processes; and

WHEREAS, the proposed amendments ensure consistency with applicable Arizona Revised Statutes and ensure consistency with current procedures and processes through the amendment of the following: Division 10-50.100, Sign Standards, Section 10-50.100.080, Sign Districts of Special Designation; and

WHEREAS, the City Council intends, by adopting the proposed amendments, to protect and promote the public health, safety, convenience, and general welfare of the citizens of the City of Flagstaff; to provide for the orderly growth and development of the City; and

WHEREAS, the City Council finds that the City has complied with the notice requirements of Arizona Revised Statutes § 9-462.04;

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. That Section 10-50.100.080, SIGN DISTRICTS OF SPECIAL DESIGNATION, is hereby amended as follows:

10-50.100.080 Sign Districts of Special Designation

E. Flagstaff Mall and Marketplace District

1. Purpose

This Section establishes additional sign regulations for the Flagstaff Mall and Marketplace District.

2. Applicability

a. The Flagstaff Mall and Marketplace District includes those lots developed as the Flagstaff Mall and Marketplace, a portion of Historic Route 66 between North Test Drive and North Country

Club Drive, a portion of North Country Club Drive from Historic Route 66 to East Nestle Purina Avenue, and City owned property on the northeast corner of the intersection of North Country Club Drive and East Nestle Purina Avenue as illustrated in Figure F. The Flagstaff Mall and Marketplace District is not to be confused with any other district which may be designated for special consideration within the City of Flagstaff.

- b. The special regulations for the Flagstaff Mall and Marketplace District apply only to an off-premise Flagstaff Mall and Marketplace identification sign located within an easement area defined in Easement Agreement (Monument Sign) between the City of Flagstaff and Flagstaff Mall SPE LLC on City owned property on the northeast corner of the intersection of North Country Club Drive and East Nestle Purina Avenue. All other signs proposed on all lots and parcels within the Flagstaff Mall and Marketplace District shall comply with the applicable provisions of this Division. Any real property located within both the Flagstaff Marketplace District and Flagstaff Auto Park District shall be considered as belonging to one or the other of these districts. No combination of districts is intended by the overlapping of the Flagstaff Mall and Marketplace District and the Flagstaff Auto Park District. The Flagstaff Mall and Marketplace identification sign referenced above may also include the name “Auto Park” within the sign name portion of the sign above the future tenant panels.

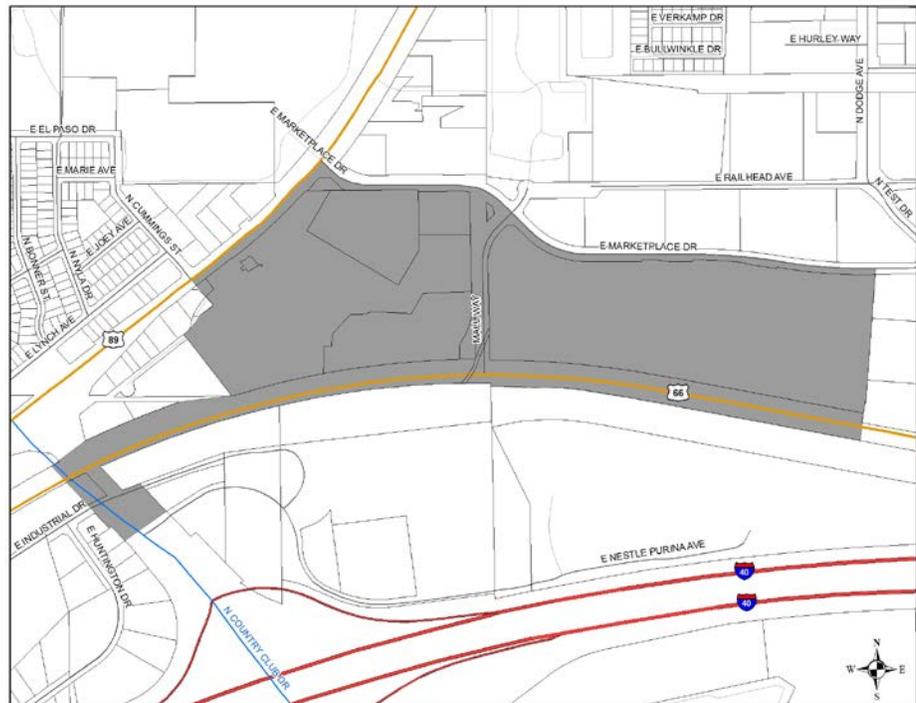


Figure ~~EE~~. Flagstaff ~~Mall and Marketplace~~ ~~Auto Park~~ District

3. Permits

- a. Permits for signs in the Flagstaff Mall and Marketplace District may only be issued after a completed sign permit application (Refer to Section 10-20.40.120 (Sign Permit - Permanent Sign Structures) and Section 10-20.40.130 (Sign Permit - Temporary Signs)) has been reviewed by the Planning Director.
- b. The Planning Director may approve, conditionally approve or deny a sign proposal for the off-premise Flagstaff Mall and Marketplace identification sign, and shall only approve an application that complies with the Design Standards established in Subsection 4.

4. Design Standards

The Flagstaff Auto Park and Marketplace District identification sign shall be designed and constructed in accordance with the approved Comprehensive Sign Plan dated January 10, 2006 for the Flagstaff Mall and Marketplace, and shall comply with the following standards. Refer also to Figure G.

a. Overall Sign Dimensions

(1) Height

The maximum overall height of the sign shall be 22 feet and six inches measured from the highest finish grade at the base of the sign to the top of the sign. The maximum height of the sign body (i.e. future tenant panels signage area) and sign base measured from the highest finish grade to the base of the sign shall be 20 feet.

(2) Length

The maximum length of the sign base shall be 17 feet.

(3) Width

The maximum width of the sign base shall be four feet.

(4) Sign Name

The maximum height of the portion of the sign where the letters "Flagstaff Mall & Marketplace Auto Park" will be located shall be six feet, and its maximum width shall be 14 feet and six inches.

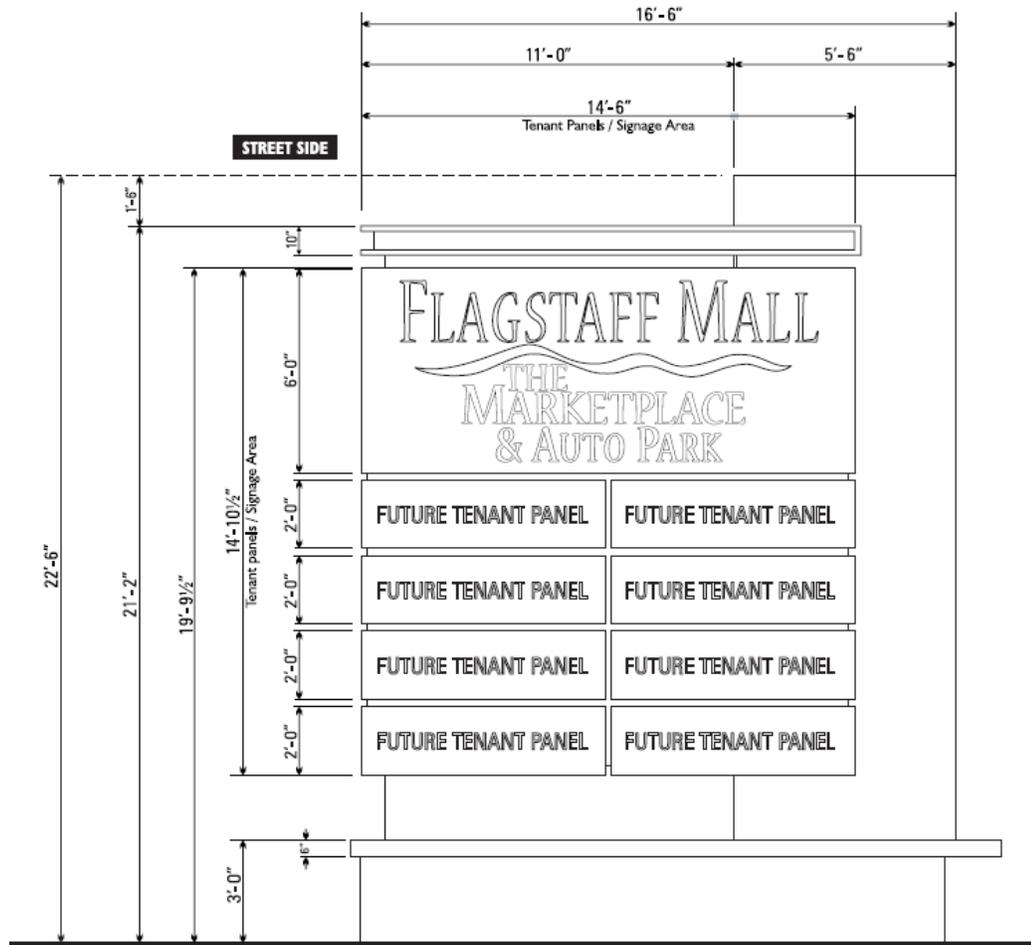


Figure GF. ~~Primary~~ Flagstaff Mall and Marketplace Auto Park District Identification Sign

b. Sign Materials and Standards

- (1) The sign base shall be constructed with natural stone or an authentic simulation of natural stone and capped with a concrete cap no more than six inches thick.
- (2) The sign cabinet exterior shall be aluminum painted with no more than two complimentary colors with a satin finish.
- (3) Eight removable aluminum routed faces mounted in two columns of four sign faces each shall be provided for future tenants of the Flagstaff Mall and Marketplace District.
- (4) A white acrylic internally illuminated accent feature may be incorporated into the top of the sign cabinet.
- (5) The name used to identify this sign shall be "Flagstaff Mall & Marketplace Auto Park" may be incorporated into the top of the sign cabinet.

(6) Sign Area

- (a) The overall sign area shall not exceed 216 sq. ft. on each side of the sign.
- (b) The area for each of the future tenant panels shall not exceed two feet in height and a total width for both columns of panels of 14 feet and 6 inches.
- (c) Each future tenant panel shall be separated from the sign face above or below it by no more than three inches.
- (d) The total height of the signage area shall not exceed 14 feet and 8 inches.

c. Sign Illumination:

- (1) The sign shall be internally illuminated only, and no external indirect illumination of the sign structure by any means is permitted.
- (2) Internally illuminated sign panels shall be constructed with an opaque background and translucent letters and symbols, or with a colored background and lighter letters and symbols. Where white or other night bright colors are part of a logo, such colors are permitted in the logo only, provided that the logo represents not more than fifty percent (50%) of the total sign area permitted.

d. Landscaping:

A landscape area shall be located at the base of the sign in accordance with the requirements for landscaping freestanding signs established in Table 10-50.100.060.H (Standards for Freestanding Signs).

4-5. Sign Maintenance

Signs shall be maintained in accordance with the provisions of Section 10-50.100.050.E.

SECTION 2: That the City Clerk be authorized to correct typographical and grammatical errors, as well as errors of wording and punctuation, as necessary; and that the City Clerk be authorized to make formatting changes needed for purposes of clarity and form, if required, to be consistent with Flagstaff City Code.

SECTION 3: That, if any section, subsection, sentence, clause, phrase or portion of this ordinance or any of the amendments adopted in this ordinance is for any reason held to be

invalid, unconstitutional, or unenforceable by a decision of any court of competent jurisdiction, such decision shall not affect any of the remaining portions thereof.

PASSED AND ADOPTED by the City Council and approved by the Mayor of the City of Flagstaff this _____ day of _____, 2013.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY