



Requesting Department:
Development Services

TO: Planning and Zoning Commission

THROUGH: Brett Burningham, Interim Development Services Director

FROM: Steven Ester, Planner I

RE: Discussion and Possible Approval of P18-0170 “Canyon State Academy Comprehensive Sign Plan”, a request from John Motley of Canyon State Academy/Rite of Passage for approval of a Comprehensive Sign Plan for the existing Canyon State Academy Youth Village on approximately 100 acres located at the southeast corner of Hawes and Rittenhouse roads.

DATE: January 9, 2019

STAFF RECOMMENDATION

Staff recommends approval of P18-0170 “Canyon State Academy Comprehensive Sign Plan”, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve P18-0170 “Canyon State Academy Comprehensive Sign Plan”, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS



Secure Future

SUMMARY

This proposal consists of a request from John Motley of Canyon State Academy/Rite of Passage for approval of a Comprehensive Sign Plan for the existing Canyon State Academy Youth Village on approximately 100 acres located at the southeast corner of Hawes and Rittenhouse roads.

HISTORY

- January 17, 2006: The Town Council approves Ordinance 378-07, Case RZ06-127, rezoning 95 acres from R1-43 (Rural Estate District) to P/QP (Public/Quasi Public).
- June 15, 2016: The Town Council approves Ordinance 601-16, Case RZ16-030, rezoning five acres from R1-43 (Rural Estate District) to P/QP (Public/Quasi Public) for a campus expansion.

PROJECT INFORMATION

Project Name	Canyon State Academy Comprehensive Sign Plan
Site Location	SEC Hawes and Rittenhouse roads
Current Zoning	P/QP (Public/Quasi Public)
General Plan Designation	Special District 4 (Canyon State Academy)
Surrounding Zoning:	
North	Rittenhouse Road R1-5/PAD (Urban Development District) - Queen Creek Station Master Planned Community
South	R1-43 (Rural Estate District) - Vacant Land
East	TC (Town Center) – Harkins at Queen Creek Marketplace C-2/PAD (General Commercial) – Queen Creek Marketplace
West	R1-6/PAD (Urban Development District Type A) – Emperor Estates Phase 3 R1-7/PAD (Urban Development District Type A) – Cielo Noche

DISCUSSION

This proposal consists of a request from John Motley of Canyon State Academy/Rite of Passage for approval of a Comprehensive Sign Plan for the existing Canyon State Academy Youth Village on approximately 100 acres located at the southeast corner of Hawes and Rittenhouse roads.

The property is currently zoned Public/Quasi-Public (P/QP), and consists of approximately 100 acres. As shown on the 2018 General Plan, the site is designated as Special District 4 (Canyon State Academy). Historically, this area has been used for the Canyon State Academy campus, and continues to expand as additional facilities are needed.

Canyon State Academy is a residential school that allows students with troubled pasts or broken families to learn standard academics, as well as vocational skills taught through a partnership program with on-campus facilities such as a café, thrift shop, and barber

shop. Sun Valley Community Church is also located on-campus, and provides another link for students to engage with their community while living on the site.

COMPREHENSIVE SIGN PLAN

The Comprehensive Sign Plan has been submitted to outline the sign standards being requested. In total, the request includes:

- One (1) double-sided 11'-6" tall monument sign along Rittenhouse Road.

Currently, there is no monument signage specific to the vocational skill center tenants and Sun Valley Community Church. Accordingly, the proposed double-sided monument sign features seven (7) panels on each side as follows:

- Two (2) for "Junction Café"
- Two (2) for "Repurposed Thrift"
- Two (2) for "Next Gen Barber School"
- One (1) for Sun Valley Community Church

The proposed monument sign also includes an LED reader board on both sides for digital display, and incorporates the Rite of Passage logo with "The Village at Canyon State" lettering across the top of the signage.

The applicant is requesting approval for the following features that exceed area, height, and sign type as set by the Zoning Ordinance:

Proposed Monument Sign Modifications		
Standard	Required by Zoning Ordinance	Canyon State Academy Proposed Standards
<i>Maximum ground sign area</i>	<i>Ground signs shall not exceed forty-eight (48) square feet in sign area.</i>	Monument sign will contain 64.58 square feet of sign area on each side.
<i>Maximum ground sign height</i>	<i>Ground signs shall not exceed eight (8) feet in height.</i>	11'-6" to the top of the monument sign.
<i>Type of signage</i>	<i>LED or electronic displays not permitted (except for public schools and fuel service stations)</i>	17.42 square foot LED reader board on each side.

Monument Sign (Increased Height and Area):

The proposed ground-mounted monument sign incorporates a variety of materials such as stone veneer, brushed aluminum, anodized aluminum channel lettering, and painted acrylic backing. The design of the monument sign has been coordinated to complement the existing buildings on-site, while being appropriately scaled for the street frontage. Given the site’s length of frontage, multiple monument signs are allowable under the Zoning Ordinance. The proposed monument sign will be located on the west side of the second access point along Rittenhouse Road (see attachments).

Applicant Justification: The additional sign area and height being requested to accommodate the panels and LED reader board are needed to appropriately scale the display along Rittenhouse Road. These elements create a sign that will invite the public to engage with the youth at the training centers through the various facilities represented on the sign panels. While the length of the site’s frontage allows for multiple monument signs under the Zoning Ordinance, the proposed single monument sign is preferable for better representation along Rittenhouse Road.

LED Reader Board (Type of Signage):

Regarding the type of signage, the applicant is proposing to have a 17.42 square foot LED reader board on each side of the monument sign. Per the Zoning Ordinance, LED or electronic displays are not permitted within the Town, unless on a school site exempt from zoning code or at a fuel service station to display the current price of gas being sold (not to exceed 24 square feet in area).

Applicant Justification: The LED board is a necessity to have as means of notification of current and ongoing events. The digital board will display school and sports schedules, along with campus public events like Relay for Life, open house meetings, holiday celebrations, and thank you messages for sponsors offering their support. Changing pictures of the campus and different student community service activities will welcome the community to engage with our students and staff. The LED boards run 24 hours a day, but will be adjusted according to the Town’s direction.

Staff has reviewed the deviations and supports the applicant’s request.

GENERAL ANALYSIS

General Plan Review: The current 2018 General Plan designation for this property is Special District 4 (Canyon State Academy). The proposed signage complies with the Special District 4 designation.

Zoning Review: The subject property is zoned P/QP (Public/Quasi-Public), which is consistent with the current General Plan designation of Special District 4. The proposed signage is considerable as part of a Comprehensive Sign Plan.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. The LED reader boards shall feature a light-sensitive dimmer switch.

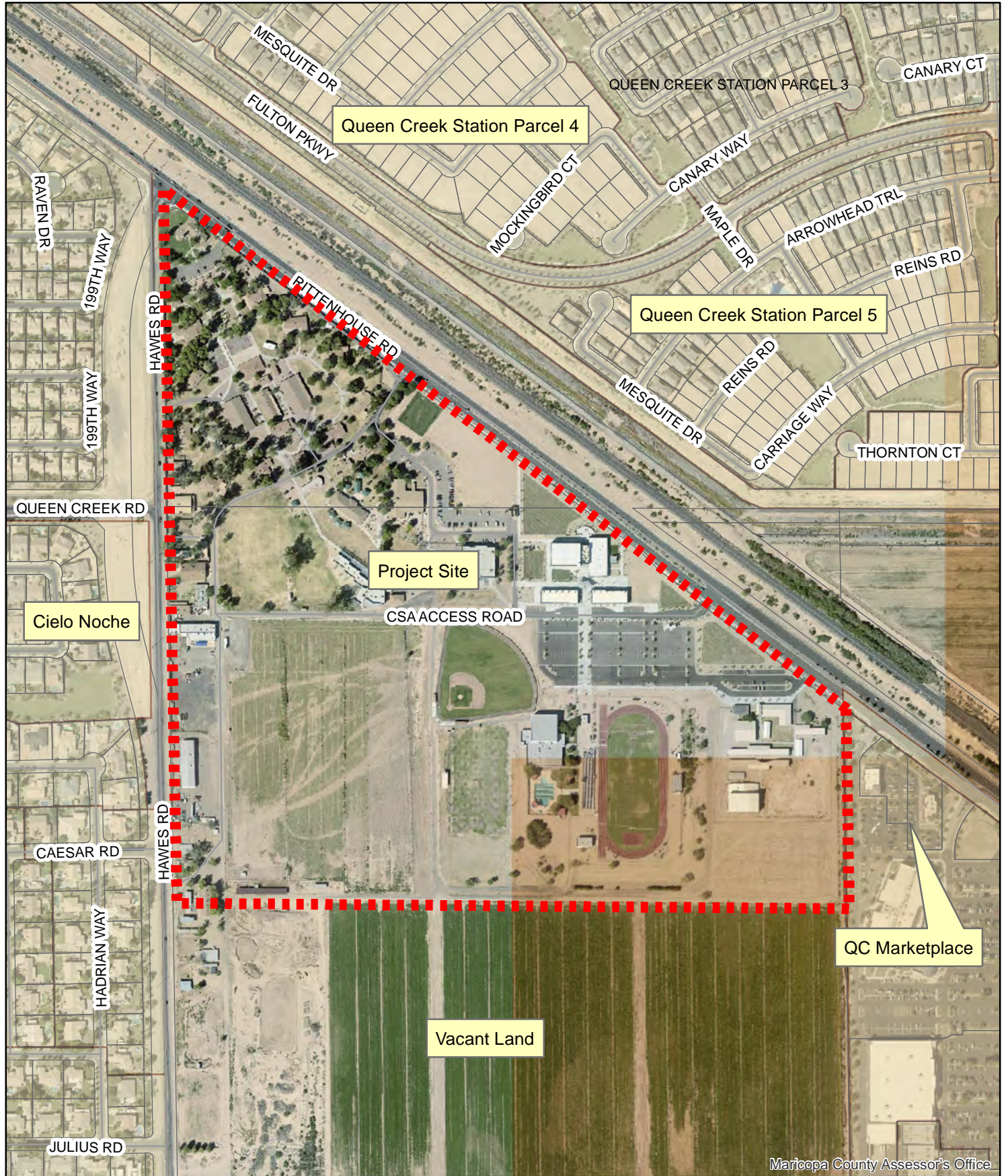
ATTACHMENTS

1. Canyon State Academy Aerial Exhibit
2. Canyon State Academy General Plan Exhibit
3. Canyon State Academy Zoning Map Exhibit
4. Canyon State Academy Comprehensive Sign Plan

Project Name: Canyon State Academy CSP Aerial Exhibit

Case Number: P18-0170

Hearing Date: January 9, 2019 (Planning Commission)

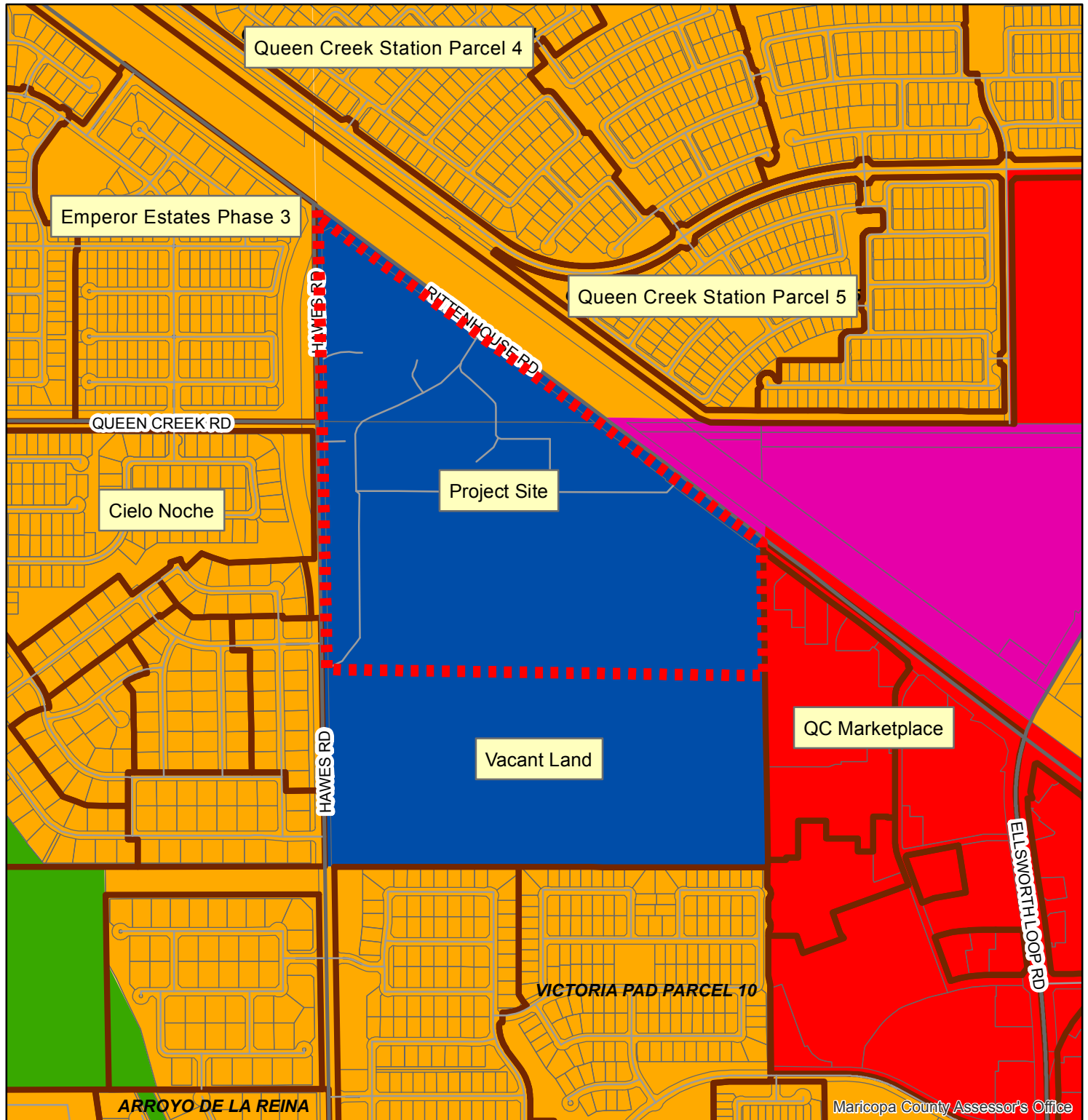


Project Name: Canyon State Academy General Plan Exhibit

Case Numbers: P18-0170



Hearing Date: January 9, 2019 (Planning Commission)



General Plan Land Use

Rural

Neighborhood

Urban

Commercial

Industrial

Open Space

Special District 1

Special District 2

Special District 3

Special District 4

Project Name: Canyon State Academy Zoning Map Exhibit

Case Numbers: P18-0170

Hearing Date: January 9, 2019 (Planning Commission)



Maricopa County Assessor's Office

Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment



Re: B18-1559 (Canyon State Academy)

Corrections required per Zoning Ordinance

Please consider this request for a Comprehensive Sign Plan to address the following:

Please allow the proposed monument sign standards to be held to those of a public school, as it has received accreditation for its educational quality. The proposed is 11.5' tall which will exceed the max allowed height of 8'. Also please allow the total square footage of 64.58 in sign area to exceed max allowable of 48sf. Lastly, please allow the monument to include two 17.42 sf LED reader boards which are not permitted per zoning ordinance. The LED boards are a necessity to have as means of notification of current and ongoing events and will adhere to the Town of Gilbert regulations as there are no stipulated regulations per Queen Creek code. A further detailed explanation can be found in an additional narrative provided by the Director of Facility Operations. The proposed signage was designed to greatly enhance the grounds of the learning facility, which is located on private property.

A handwritten signature in black ink that reads 'Karen Schellinger'.

Karen Schellinger
Permit Specialist
Signarama Chandler





October 11, 2018

The “Village at Canyon State Academy” was developed around what we call “community integration” model. The model is inspired by the Nigerian Proverb, “It takes a whole village to raise a child.” Understanding that the “whole village” means the community at-large, the challenge becomes how to engage and welcome the community to embrace the responsibilities of raising, caring and nurturing children from troubled pasts with broken families.

The partnership with Sun Valley Community Church (SVCC) and the vocational training centers (cafe, thrift shop and barber shop) allows the Village to function as the “handshake” between the community and students at CSA. While learning new skills, gaining confidence and experience, and earning money for their future, students will be introduced to the world of work, connect with the community and learn positive social skills which otherwise would be absent from their lives.

While Canyon State Academy is like other schools in many ways, as a residential school we are also unique. The Rittenhouse Road monument sign will identify “The Village” clearly and cleanly, welcoming the community to engage with our students and staff. The digital board will display school and sports schedules, SVCC and public events ie: Relay for Life, Open House, HOA Meetings, Holiday Celebrations and messages that thank sponsors for their support. This would be accomplished with changing pictures of the campus and different student community service activities which our students participate ie Trunk or Treat and the Roots n’ Boots Rodeo. It will also invite the public to engage with the youth at the training centers through a sandwich, a haircut or a new pair of shoes. Our proposed monument sign will encourage and offer the community to be part of the children’s lives - the interaction they have with the students will be instrumental to positively impact their lives forever.

The proposed LED board will be operating 24 hours a day but with respect for our neighbors’ hours may be limited to protect the dark sky’s ordinance.

Respectfully,

John Motley
Director of Facility Operations

RITE OF PASSAGE – CANYON STATE ACADEMY

“Improving the Lives of Youth Since 1984”



Assessor Paul D. Petersen
Maricopa County Assessor's Office



Sign located 15' SW of street curb
& 62.5' NW of driveway
On private property
(Comment 0001)

(Comment 0002)

Feature Information

(1 of 1)

Clear ?

304-67-969

Owner Information

Owner Name: QUEEN CREEK SUMMIT LLC
Property Address: 20061 E RITTENHOUSE RD QUEEN CREEK 85142
Mailing Address: 2560 BUSINESS PKWY STE A MINDEN NV 89423
Deed Number: 160931064
Sale Date:
Sale Price: \$

Property Information

Lat/Long: 33.259447, -111.647762
S/T/R: 16 25 6E
Jurisdiction: QUEEN CREEK
Zoning: R1-43
PUC: 1040
Lot Size (sq ft): 6,516,317
MCR #: 1303-16
Subdivision: TOWN OF QUEEN CREEK LOT TIE
Lot #: 1
Floor: 1
Construction Year:
Living Space (sq ft):

Valuation Information

Tax Year:	2019	2018
FCV:	\$37,035,100	\$34,555,300
LPV:	\$23,608,385	\$21,424,286
Legal Class:	2	2



Zoom to



3400 N. Arizona Ave. Suite 117/118 • Chandler, Arizona 85225
Ph: 480.821.1100 • Fx: 480.821.0700



Date:	Project Name:
Scale: NTS	Address:
Drawn:	City/State:
Sales:	Zip code:
	Canyon State Academy 20061 E Rittenhouse Rd Queen Creek AZ 85142



This sign will be constructed to meet safety standards specified by Underwriters Laboratories Inc. and will be labeled with the UL Listed logo.
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
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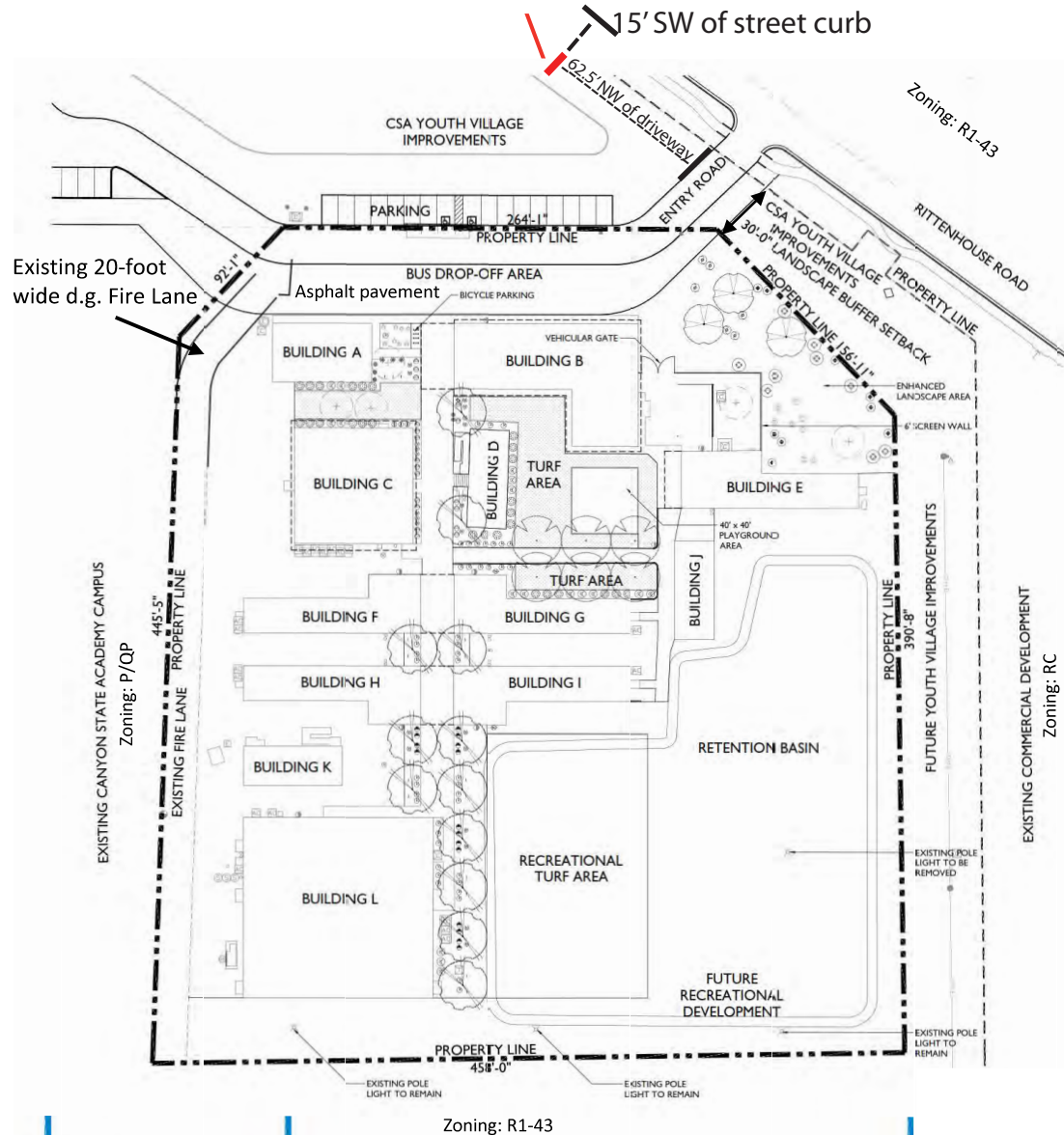
DESIGN DRAWING 1 of 1

File No: 25815
File Location: 12.17
Designer: WES



0003

Sign location



SITE DATA:

Gross Area: 5.0 acres
 Net Area: 5.0 acres
 Zoning: P/QP
 Landscape Provided: 1.01 acres (20%)
 Parking Required: 12 spaces
 Parking Provided: 16 spaces off site
 Building Area: 44,000 s.f. (approx.)
 APN: 304-66-010K

NOTES:

- Sixteen parking spaces are provided just north of the site.
- All existing chain link fencing will be removed.
- No new fencing is proposed



14-261.1 Rite of Passage Canyon State Academy Canyon State Academy - East Queen Creek, Arizona Preliminary Site Plan



3400 N. Arizona Ave. Suite 117/118 • Chandler, Arizona 85225
 Ph: 480.821.1100 • Fx: 480.821.0700



Date:	Project Name:
Scale: NTS	Address: Canyon State Academy
Drawn:	City / State: 20061 E Rittenhouse Rd Queen Creek AZ
Sales:	Zip Code: 85142

UL LISTED This sign will be constructed to meet safety standards specified by Underwriters Laboratories Inc. and will be labeled with the UL Listed logo. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

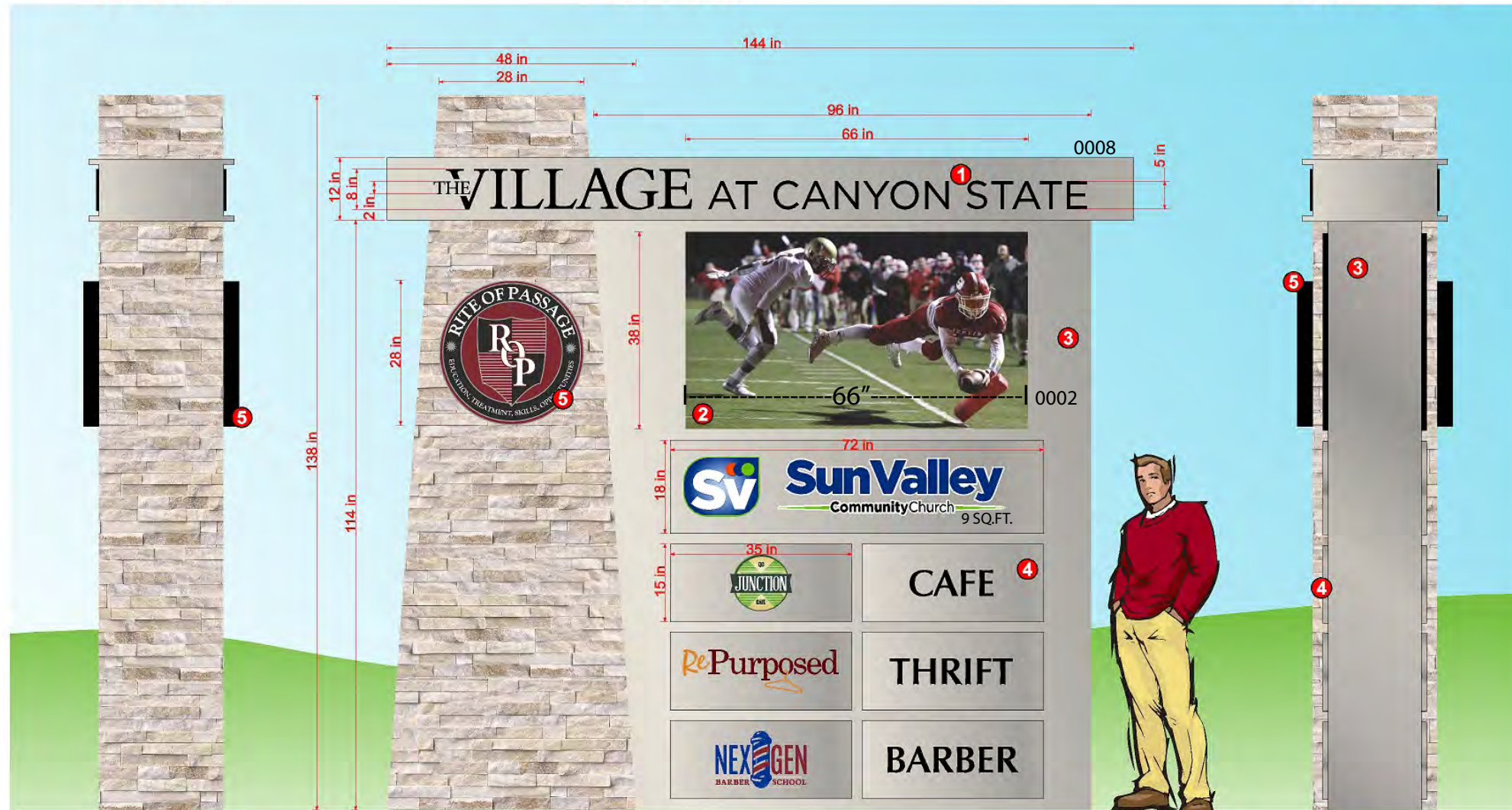
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DESIGN DRAWING 1 of 1
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 Designer: WES

LOT SIDE

SIDE VIEW

STREET SIDE

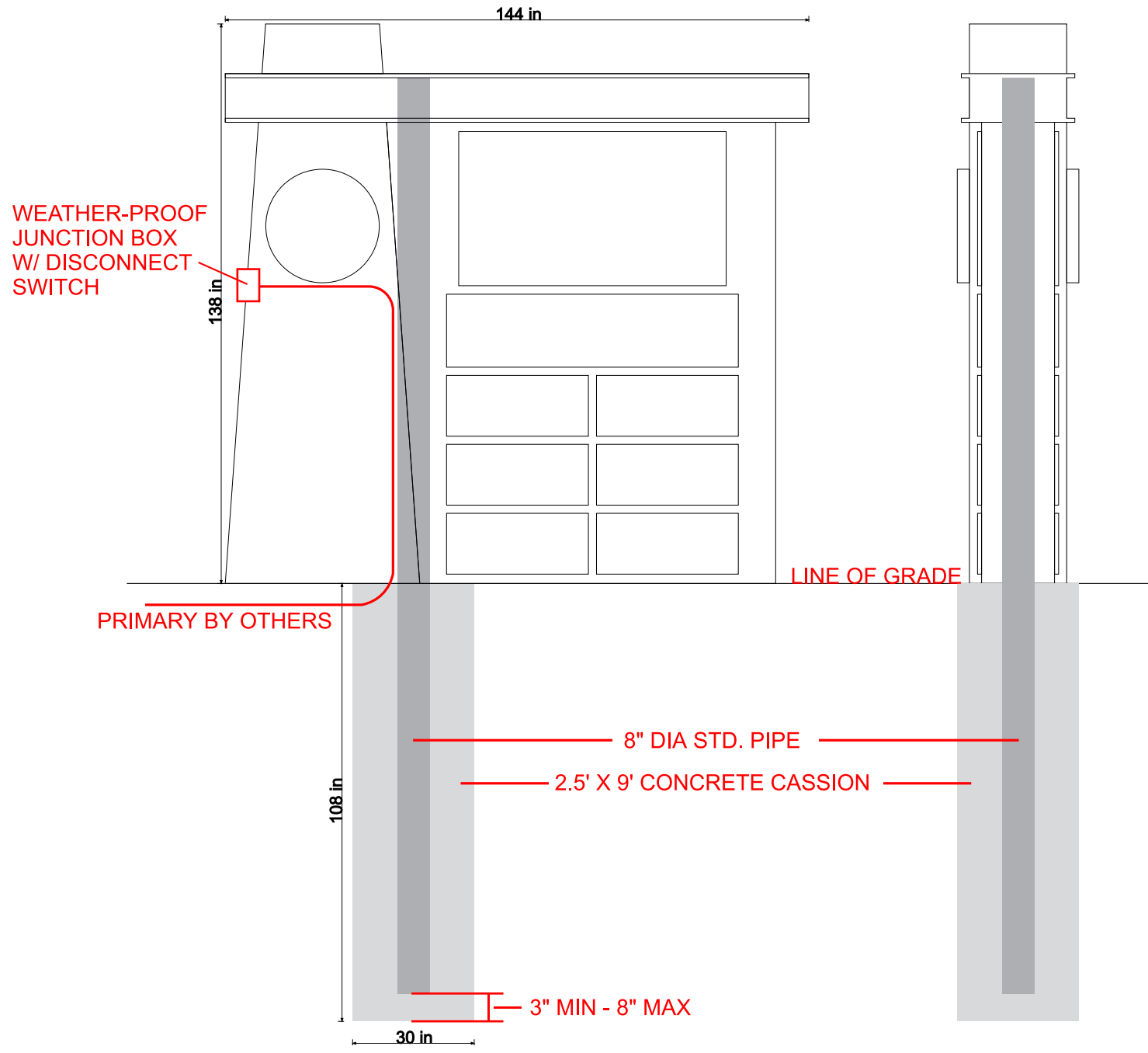


- 1 1/2" FCO ACRYLIC LETTERING 12 SQ.FT.
- 2 LED READER BOARD 17.42 SQ.FT.
- 3 ALUMINUM SKIN (PAINTED BRUSHED ALUMINUM) 3.646 SQ.FT. each x6
- 4 .090 ALUMINUM MONUMENT PANELS Total 21.88 SQ.FT.
- 5 PAN-CHANNEL LOGO BOX (3"DEPTH) 4.28 SQ.FT.

CONSTRUCTION DETAILS:
 ALUMINUM (6063) FRAMED MONUMENT - 1.5" ANGLE
 SKINNED W/ ALUMINUM (5052) - .090 SHEET
 INTERNALLY ILLUMINATED (FLUORESCENT BULBS)

0004-sign area total=64.58SQ.FT.

1" FOR SCALING



ASA ENGINEERING

Date: 12.11.17	Project Name: CANYON STATE ACADEMY
Scale: NTS	Address: 20060 RITTENHOUSE RD
Drawn: 12.11.17	City / State: QUEEN CREEK, AZ
Sales: HH	Zip Code: 85242

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