



**BOA19-00979**

- North of Thomas Road
- West of Recker Road







# General Plan

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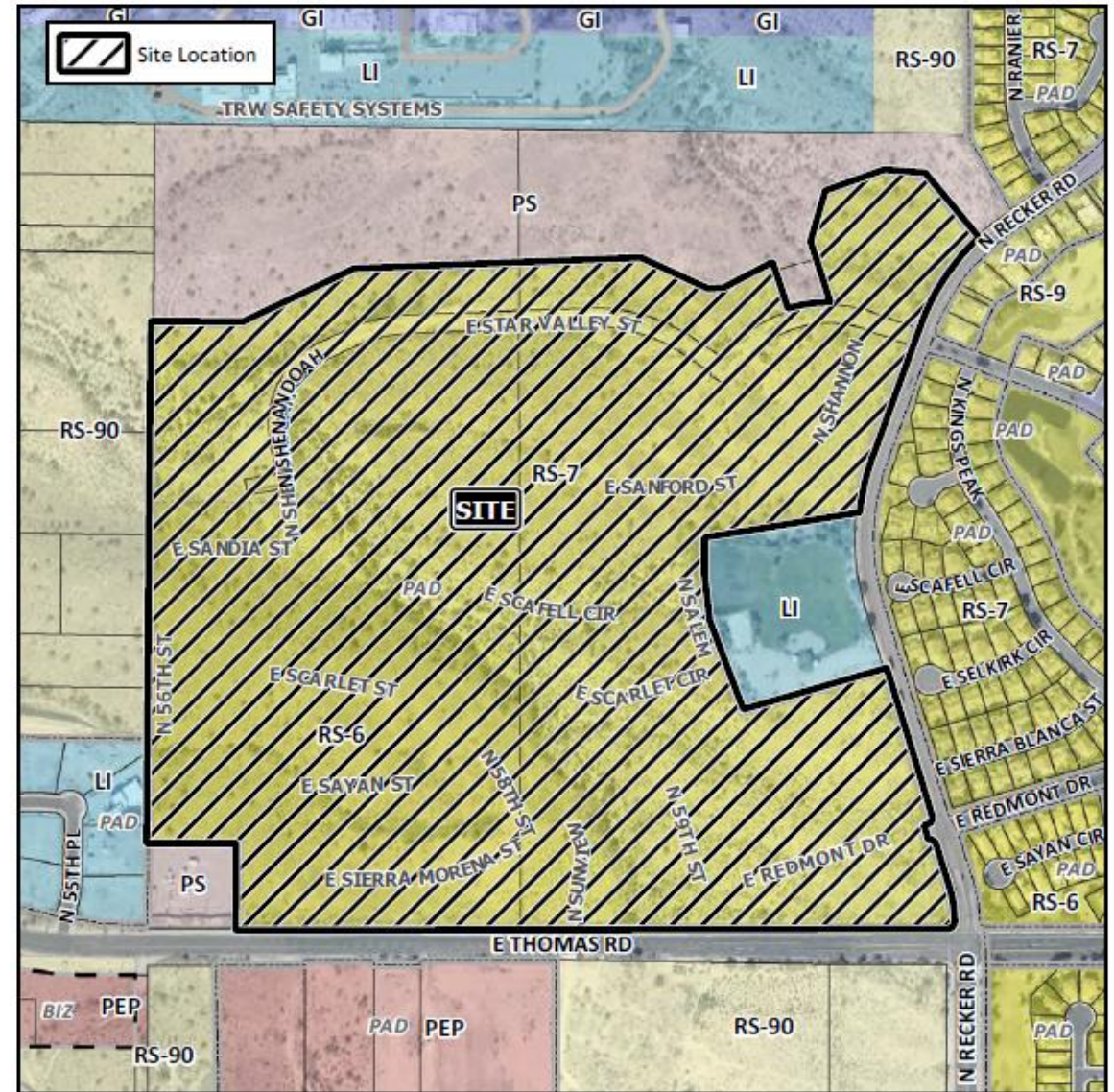
## Neighborhood

- Wide range of housing options
- Associated non-residential uses (parks, schools, etc.)



# Zoning

- Single Residence 6 (RS-6) with a Planned Area Development Overlay (PAD)
- Single Residence 7 (RS-7) with a Planned Area Development Overlay (PAD)



MZO Standard	Required Standard	Proposed Standard
Number of Signs (MZO 11-43-10-A-1)	No more than 2 entries to a subdivision can display a sign	No more than 2 entries to a subdivision can display a sign and an additional community monument sign will be located at the intersection of Thomas Road and Recker Road
Area of Signs (MZO 11-43-10-A-2)	20 square feet	60 square feet
Source of Illumination (MZO 11-43-10-B)	Subdivision entry signs may only utilize indirect lighting, such as halo illumination, or downcast exterior illumination in compliance with Section 4-1-4 of the Mesa City Code. Upcast exterior illumination and interior illumination through a translucent panel are prohibited.	Halo, downcast or fully shielded accent uplights in compliance with the City of Mesa lighting and electric code (Mesa City Code Section 4-4)
Height of Signs (MZO 11-43-3-A)	4 feet	15 feet
Horizontal to Vertical Ratio (MZO 11-43-2-C-2)	2:1	7:1

## Request

- Special Use Permit

## Purpose

- Comprehensive Sign Plan



# Site Photos



Thomas Road and Recker Road looking northwest



Recker Road north of Thomas Road looking northwest

# Sign Plan

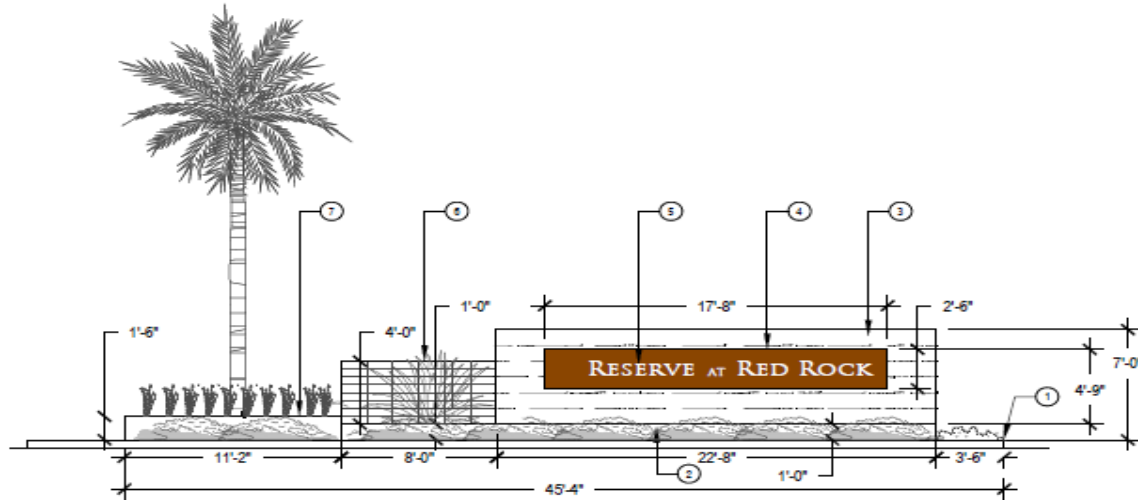
- One sign at each entry (Thomas Road and Recker Road)
  - 44.15 square feet
  - 6 feet tall
- One community monument sign (Thomas and Recker Intersection)
  - 60 square feet
  - 15 feet tall



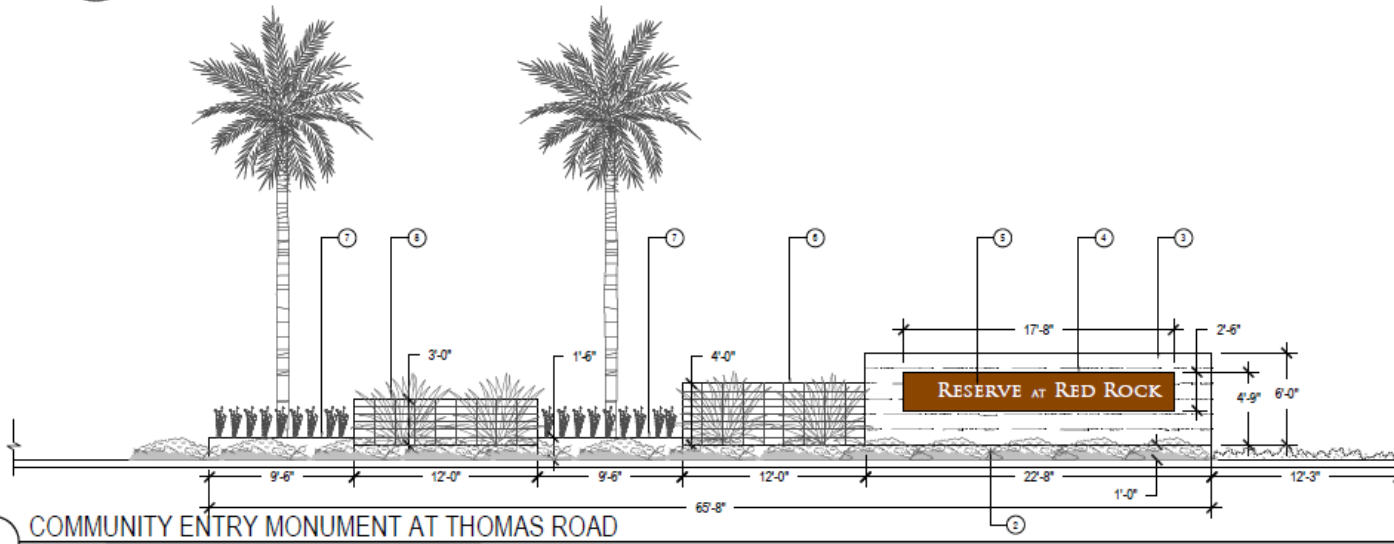


# Entry Signs

- Board form concrete
- Weathered steel sign panel
- Slump block accent wall
- Weathered steel planter



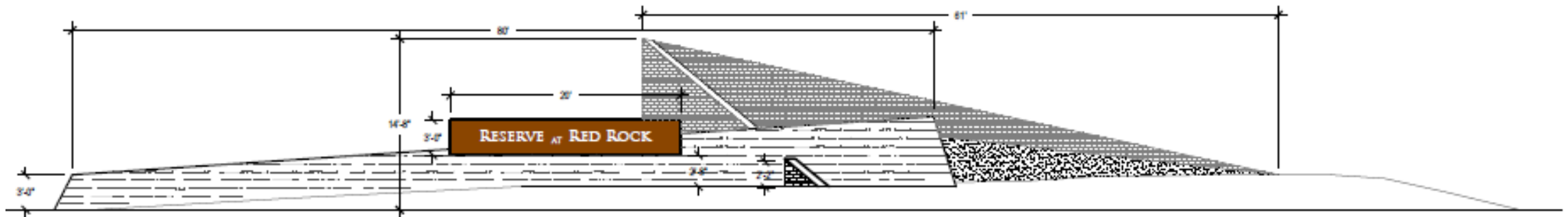
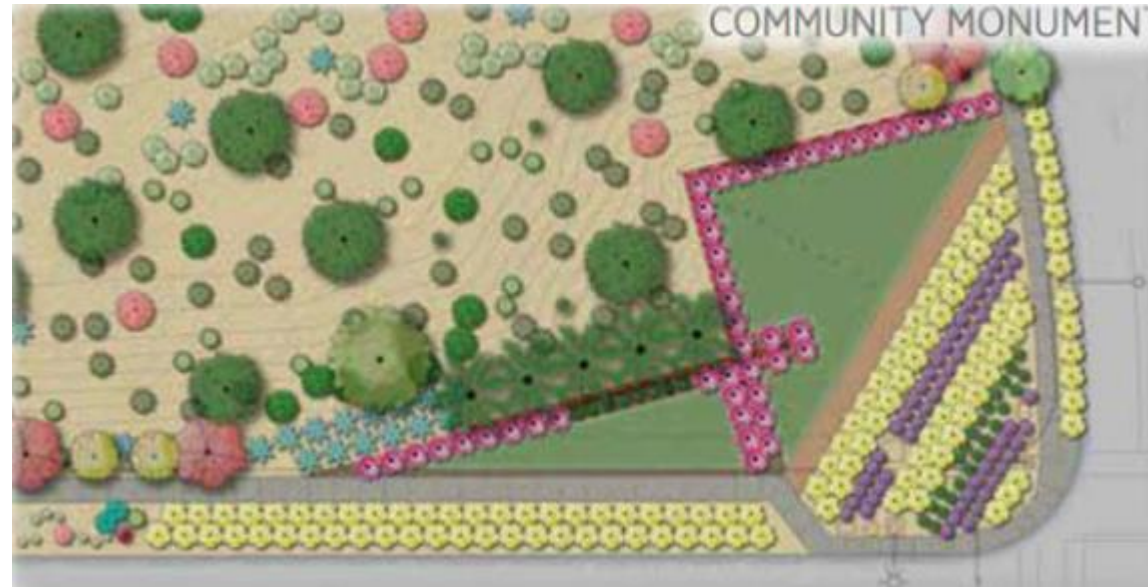
2 COMMUNITY ENTRY MONUMENT AT RECKER ROAD



1 COMMUNITY ENTRY MONUMENT AT THOMAS ROAD



# Community Monument Sign



# Approval Criteria

## Section 11-43-6(D) CSP Criteria



The site contains unique or unusual physical conditions that would limit or restrict normal sign visibility



The development exhibits unique characteristics of land use, that represent a clear variation from conventional development



The proposed signage incorporates special design features that reinforce or are integrated with the building architecture.



# Approval Criteria

## Section 11-70-5(E) SUP Criteria



Project will advance the goals and objectives of the General Plan and other City plan and/or policies;



Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;



Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and



Adequate public services, public facilities and public infrastructure are available.

# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets CSP criteria
- ✓ Meets SUP criteria

## Staff Recommendation

Approval with Conditions