



Board of Adjustment



BOA23-00487

Kwasi Abebrese, Planner I

November 1, 2023



Request

- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





Location

- 2733 North Recker Road
- East of Recker Road
- South of McDowell Road





General Plan

Neighborhood

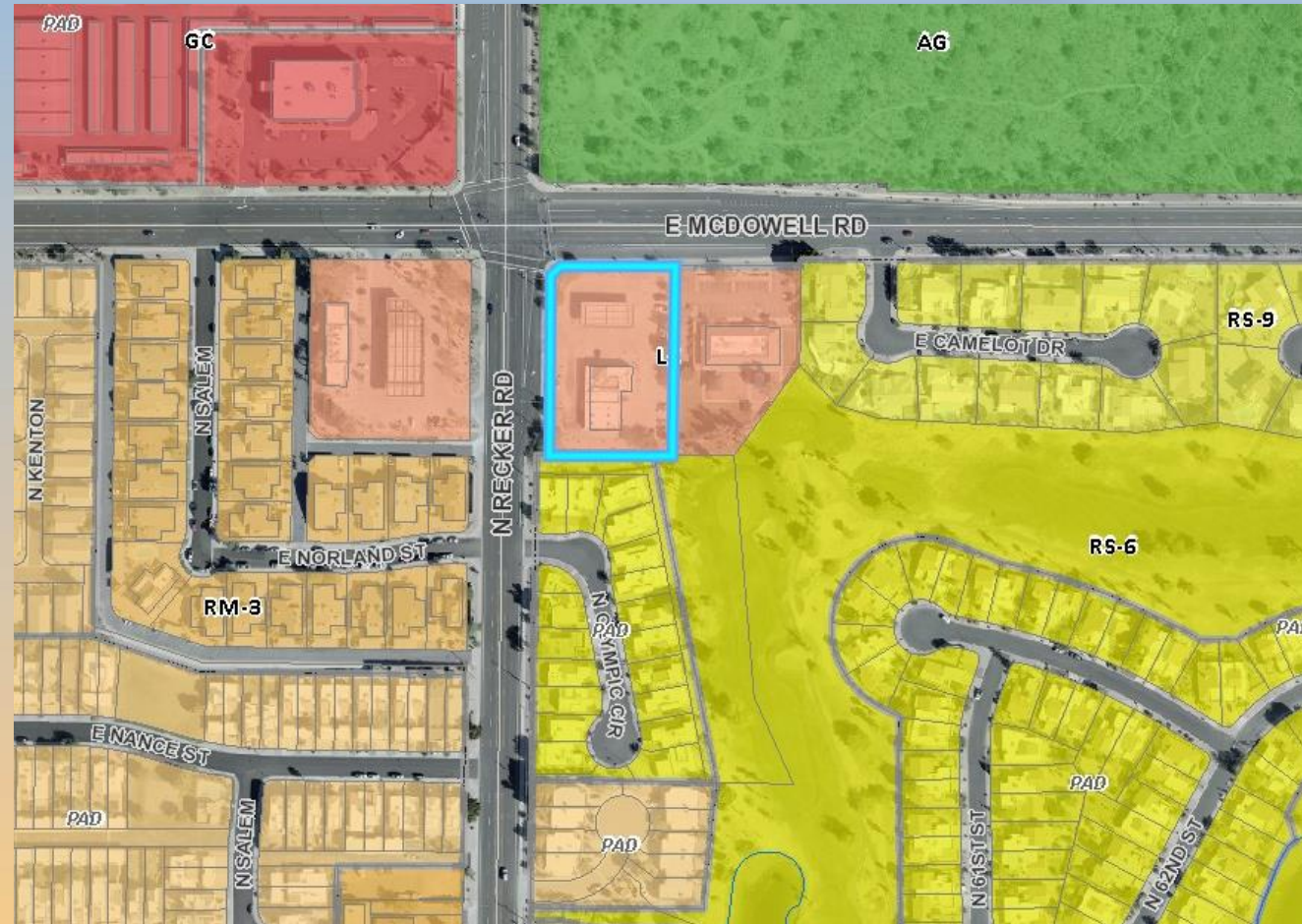
- Provide safe places for people to live and enjoy their surrounding community
- May contain commercial uses along arterial frontages and at major street intersections





Zoning

- Limited Commercial with Planned Area Development overlay (LC-PAD)
- Existing use is permitted in the LC District





Site Photos



Looking south towards the site from McDowell Road



Site Photos



Looking east towards the site from Recker Road



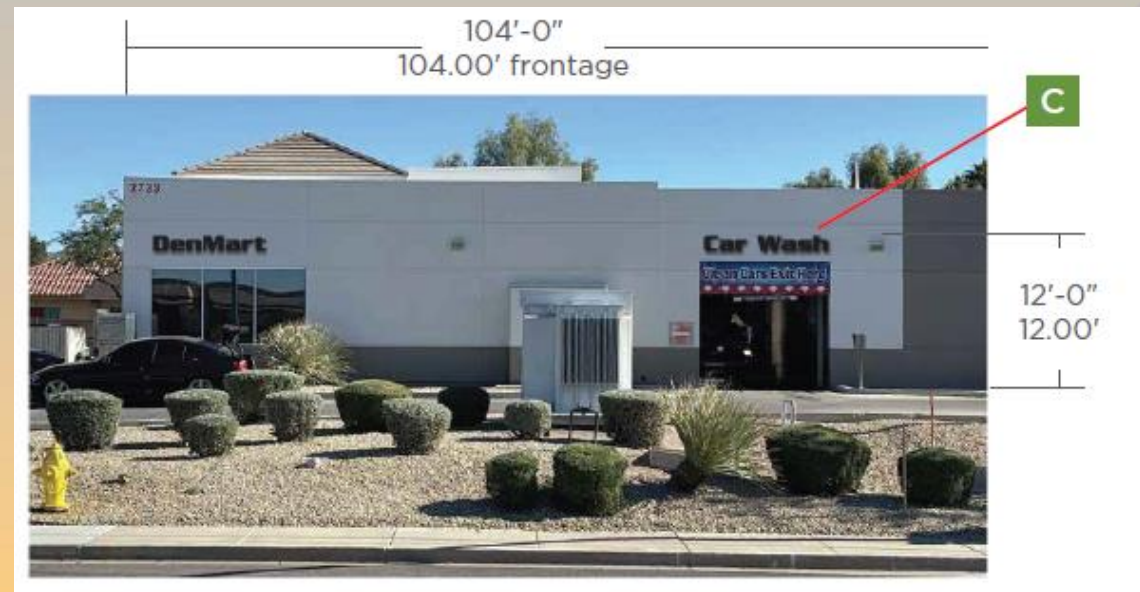
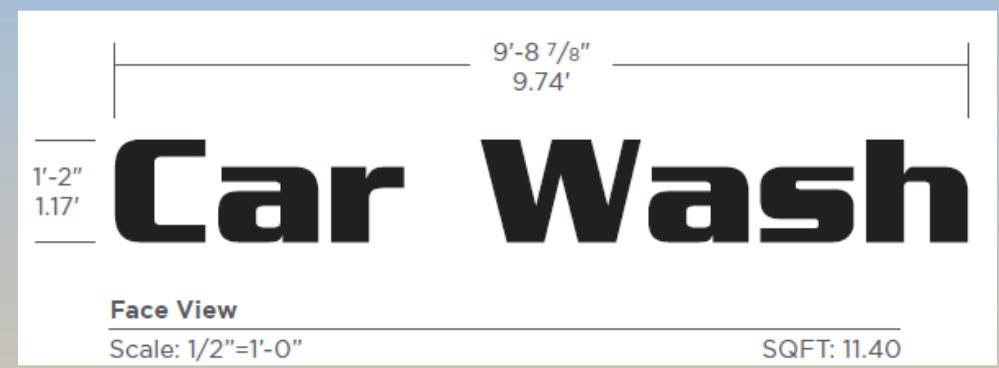
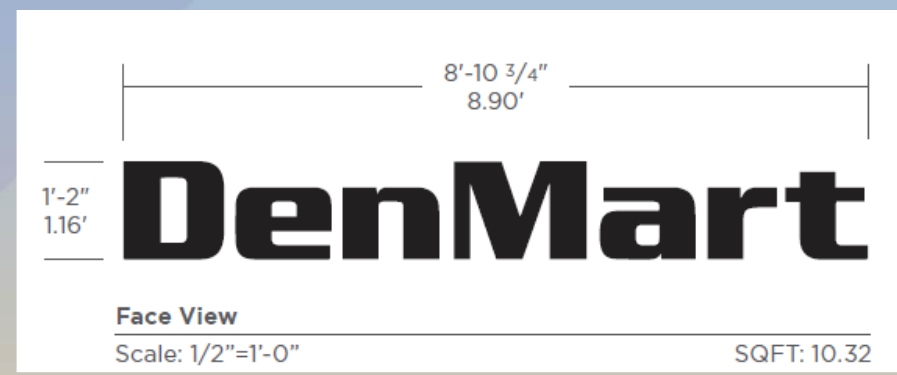
Proposed CSP

- Allows for the installation of 10 attached and 2 detached signs
 - Increase in the maximum sign area of attached signs from 88 sq. ft. to 192 sq. ft.
 - Increase in the maximum sign area of detached signs from 46 sq. ft. to 80





Sign Plan





Sign Plan



Existing North Elevation



Existing East Elevation



Sign Plan



Existing Detached Sign adjacent to McDowell Road

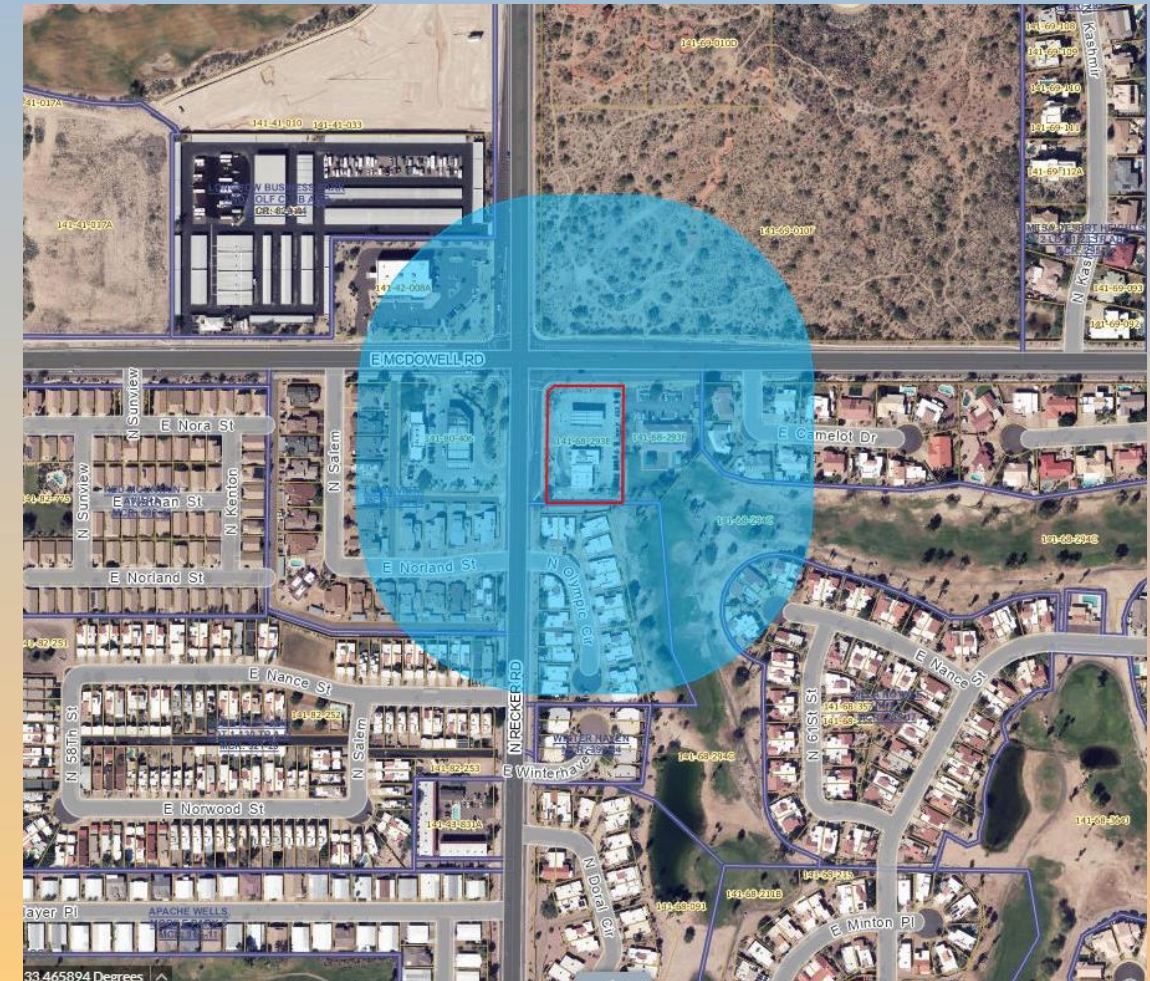


Proposed Detached Sign adjacent to Recker Road



Citizen Participation

- Notified property owners within 500 feet
- Staff has not been contacted by neighbors





Approval Criteria

Section 11-46-3(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.



Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets the CSP criteria of Section 11-46-3(D) of the MZO
- ✓ Meets the SUP findings of Section 11-7-5(E) of the MZO

Staff recommends Approval with Conditions



Board of Adjustment

BOA23-00487