



# Board of Adjustment



# BOA25-00335



# Request

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







# Location

- South of Ray Road
- East of Sossaman Road

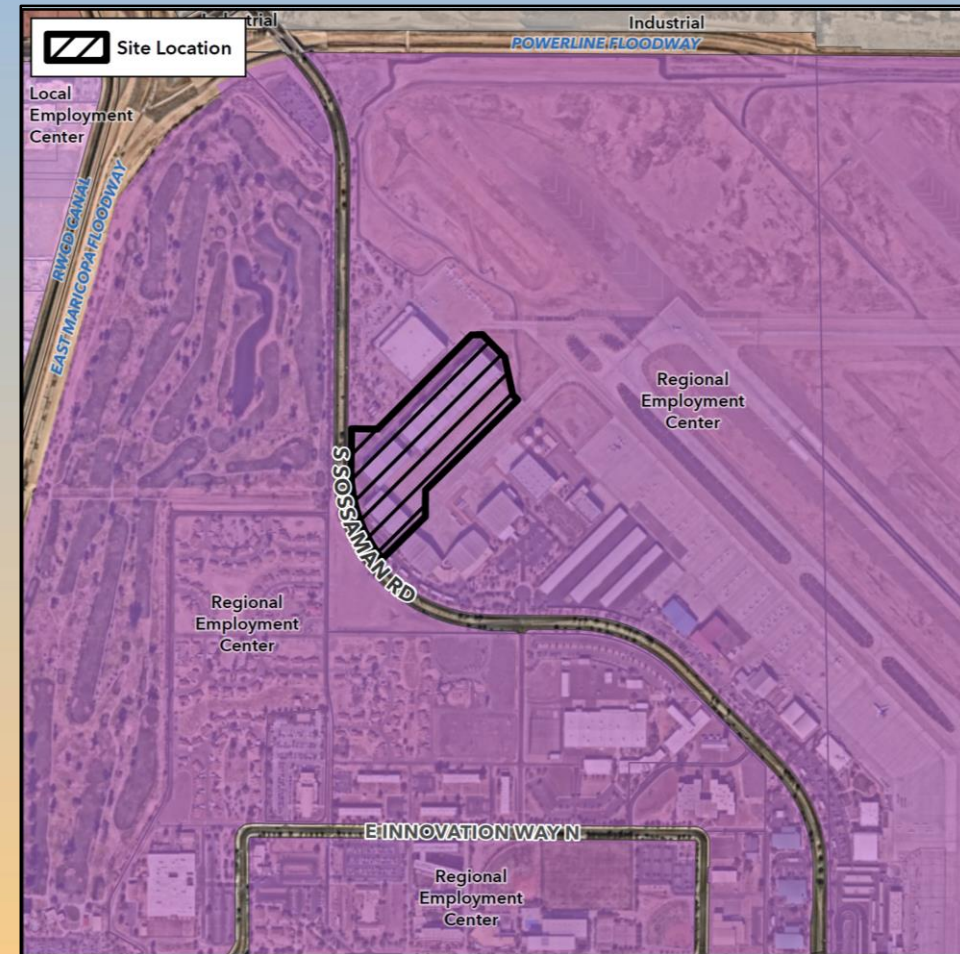






# General Plan

- Regional Employment Center - Placetype
- Evolve - Growth Strategy

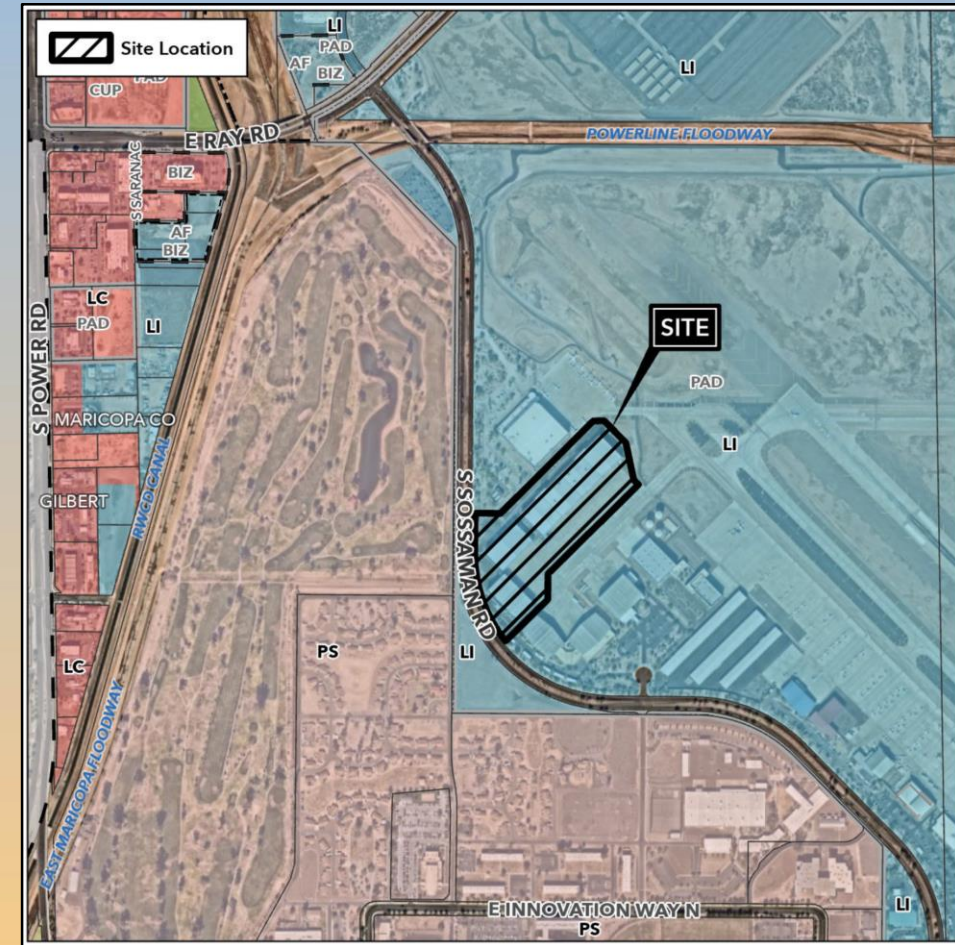






# Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Manufacturing is an allowed use in the LI district





# Site Photo



Existing Elevation





# Proposed CSP

- Increase the total allowed wall banner to 1,040 square feet
- Allow the banner for one year





[illegible]

# Site Plan



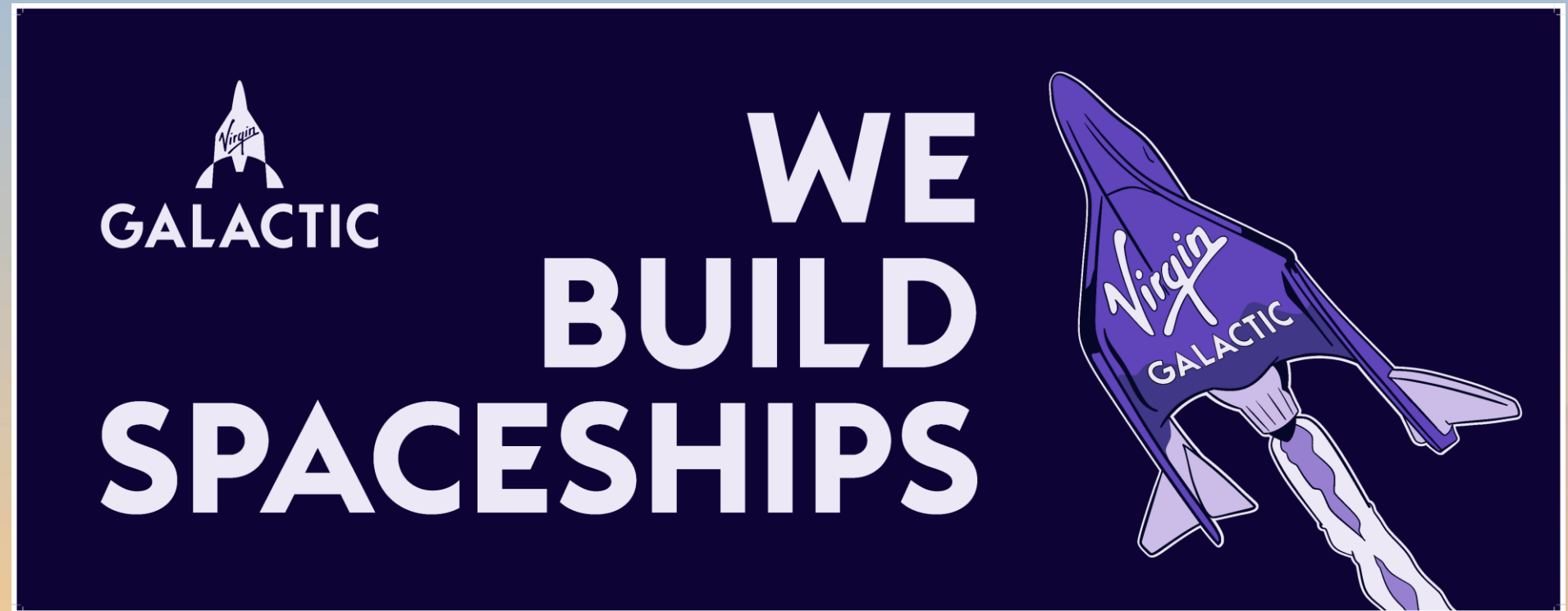
SCALE: 3/32" = 1'-0"

# Sign Elevation





# Sign Plan

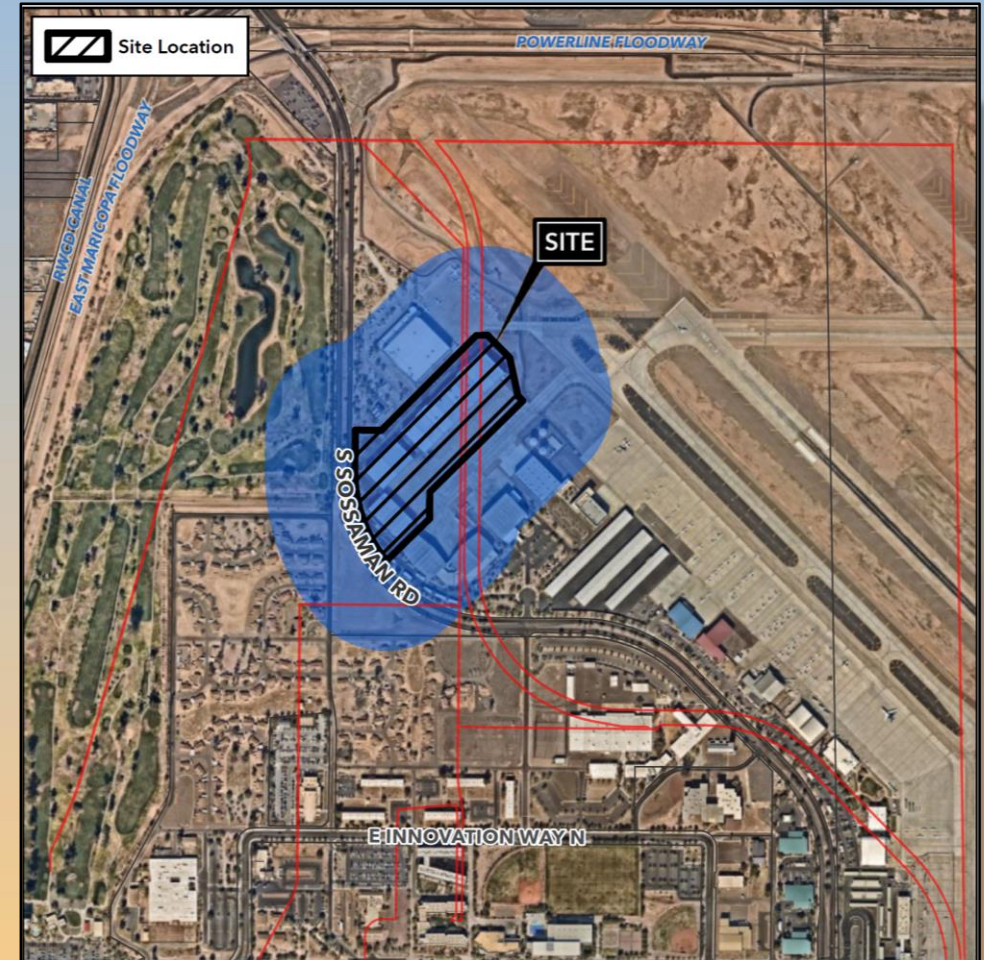


Sign Graphic



# Citizen Participation

- Notified property owners within 500 feet
- Staff was not contacted







# 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 2050 General Plan
- ✓ Meets the CSP criteria of Section 11-46-3.D of the MZO
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

*Staff recommends Approval with Conditions*



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