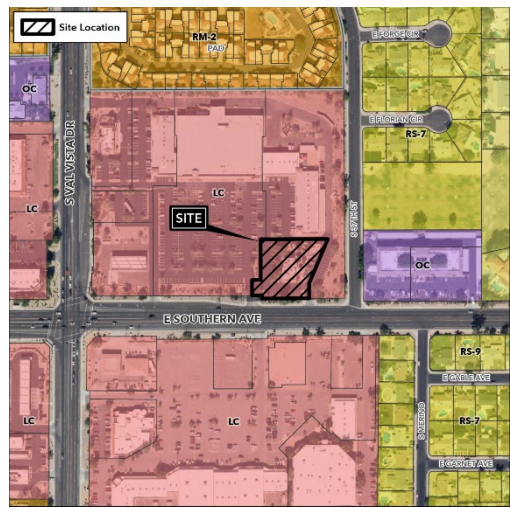




DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

Board of Adjustment Board Staff Report

September 3, 2025

Case No.	BOA25-00391	
Project Name	Del Taco #861 Val Vista	
Request	Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)	
Project Location	3648 East Southern Avenue	
Parcel No(s)	140-47-378	
Project Area	0.8± acres	
Council District	District 2	
Existing Zoning	Limited Commercial (LC)	
General Plan Designation	Urban Center	
Applicant	Brent Veach, Property Owner	
Owner	DESERT TACO EAST LLC	
Staff Planner	Tye Hodson, Senior Planner	

Recommendation

Staff finds that the requested Comprehensive Sign Plan (CSP) meets the review criteria outlined in MZO section 11-46-3 and the required findings for a Special Use Permit (SUP) in MZO Section 11-70-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting a Special Use Permit (SUP) for modifications to BA00-060 - Stonebridge Plaza Comprehensive Sign Plan allowances and design standards for attached and detached signage. This modification will exclusively apply to 3648 East Southern Avenue within Stonebridge Plaza.

The proposed CSP will allow for attached signage on the west, south and east facades as well as detached drive-thru signage to accommodate the new proposed tenant.

Site Context

General Plan:

The Placetype for the project site is Regional Urban Center, and the Growth Strategy is Evolve.

- Eating and Drinking Establishments is a principal land use.

Zoning:

The project site is zoned Limited Commercial (LC).

Surrounding Zoning & Use Activity:

Northwest LC General Retail Sales	North LC General Retail Sales	Northeast RS-7 Vacant
West LC Vacant (Parking Lot)	Project Site LC Restaurant, Limited Service	East (Across S Signal Butte Rd) OC Restaurant
Southwest (Across E Southern Ave) LC Vacant (Parking Lot)	South (Across E Southern Ave) LC Vacant	Southeast (Across E Southern Ave) LC Vacant (Parking Lot)

Site History:

1. **November 16, 1974:** City Council annexed 3,956.75± acres, including the project site, into the City of Mesa (Ordinance No. 907).
2. **June 7, 2000:** The Design Review Board approved a 2,827 square foot fast food restaurant (Case No. DR00-056).
3. **December 12, 2000:** The Board of Adjustment approved the request for a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for a group commercial center, including the project site (Case No. BA00-060).

Project/Request Details

Special Use Permit:

The Board of Adjustment may approve a comprehensive sign plan for a proposed or existing development or building in conjunction with the granting of a Special Use Permit in accordance with Chapters 67 and 70 of the Zoning Ordinance. Per Section 11-70-5(E) of the City of Mesa Zoning Ordinance, the Board of Adjustment shall also find the following criteria are met for approval of a SUP:

1. **Advance the goals and objectives of and is consistent with the General Plan and other Plan/Policies:** The proposed CSP is consistent with the Urban Center Placetype, and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
2. **Consistent with the Zoning District Purposes:** The proposed signage and CSP changes are consistent with the surrounding shopping center, design and operating characteristics and conforms to the goals and purposes of the LC zoning designation on the project site.
3. **Project Impact:** The proposed signage is not injurious or detrimental to surrounding properties and encourages a cohesive flow for the surrounding area. The proposed signage will complement the site and is subtle in nature, appropriately sized for the building, and illuminated in accordance with city ordinance.
4. **Adequate Public Services, Facilities, and Infrastructure:** The proposed signage is updating (replacing) existing signage and will not increase the burden on City of Mesa utilities or public infrastructure currently serving the project.

Comprehensive Sign Plan:

The purpose of a Comprehensive Sign Plan is to provide for the establishment of signage criteria that are tailored to a specific development or location, and which may vary from specific Sign Ordinance provisions. The intent is to provide flexible sign criteria that promote superior design through architectural integration of the site, buildings, and signs. This does not allow for consideration of sign types allowed within a zoning district.

Sign Standards	MZO Requirements	Existing CSP	Proposed CSP	Staff Recommendation
<u>Total number of allowed signs</u>	<u>MZO Section 11-43-3(D)(1):</u> Wall Sign / 184 ft. of frontage A total of 3 signs	Pad tenants shall be allowed one sign per building elevation	2 signs on the east elevation	As proposed

Driveway signs	<u>MZO Section 11-50-3</u> <u>Signs may not exceed three square feet in area or height</u>	Per MZO	4.72 sq. ft. of total sign area for driveway signs	As proposed
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Comprehensive Sign Plan MZO Section 11-46-3(D):

Per Section 11-46-3(D) of the MZO, the Board of Adjustment shall find that at least one of the following review criteria are met for approval of a CSP:

1. **Unique or Unusual Physical Conditions:** The project site does not contain unique or unusual physical conditions that would limit or restrict normal sign visibility.
2. **Unique Characteristics of Land Use, Architectural Style, Site Location, Historical Interest, or other Distinguishing Features:** The national Del Taco brand has updated brand standards, requiring franchises to refresh existing locations to meet these new standards. Approval of the proposed CSP will allow for signage, consistent with the brand standards and brand recognition.
3. **Incorporation of Special Design Features:** The proposed CSP serves to modernize the building, revitalize aging signage, and refresh paint schemes, bringing the building up to date with architectural style and lighting.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners.

Required Notification:

The applicant mailed the required notification letters to all property owners within 500 feet of the project site.

As of the date of this report, staff have not been contacted by any resident or property owner to express support or opposition to the request.

Conditions of Approval

Staff recommends **approval** of the Special Use Permit for a Comprehensive Sign Plan, subject to the following conditions:

1. Compliance with the final sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the Issuance of Permits.
3. Any sign components that become deteriorated, damaged, or weakened shall be promptly repaired or replaced.
4. All signage is to be reviewed and approved through a separate sign permit application.

Exhibits

Exhibit 1 - Vicinity Map

Exhibit 2 – Project Narrative and Justification Statement

Exhibit 3 – Site Plan

Exhibit 4 – Comprehensive Sign Plan