



Board of Adjustment



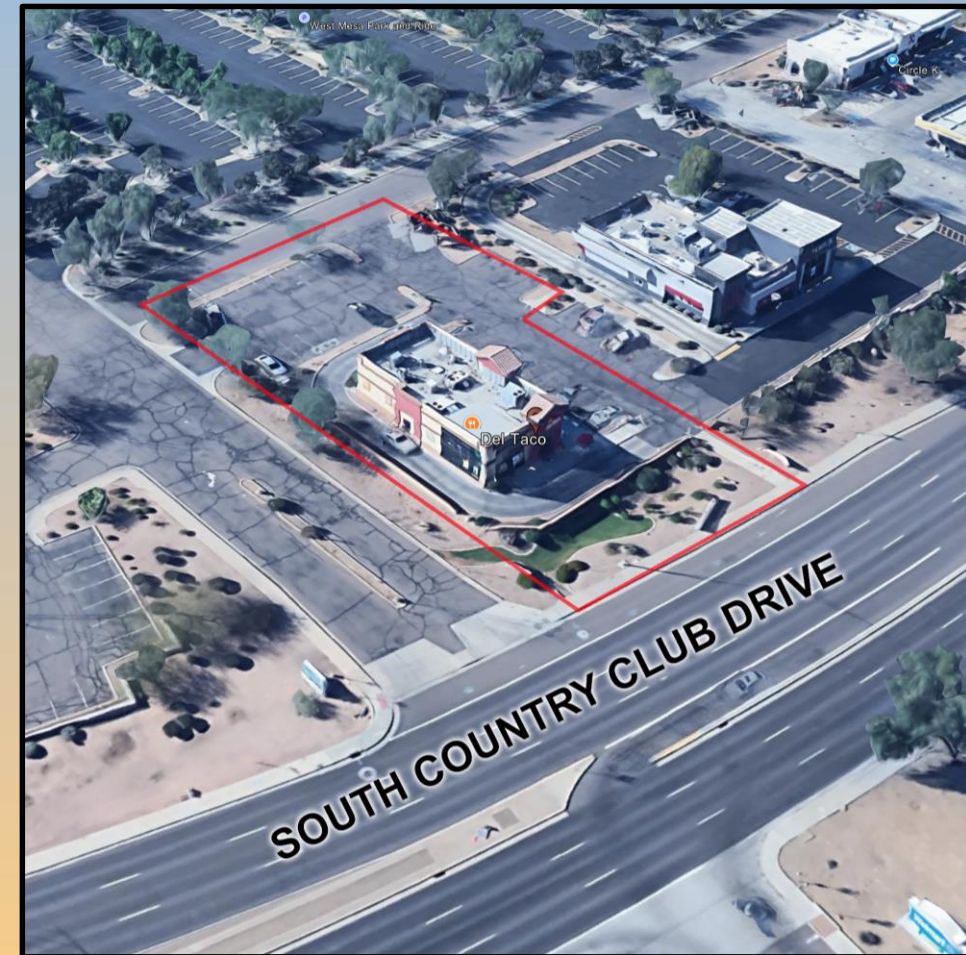
BOA25-00382

Del Taco #806



Request

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





Location

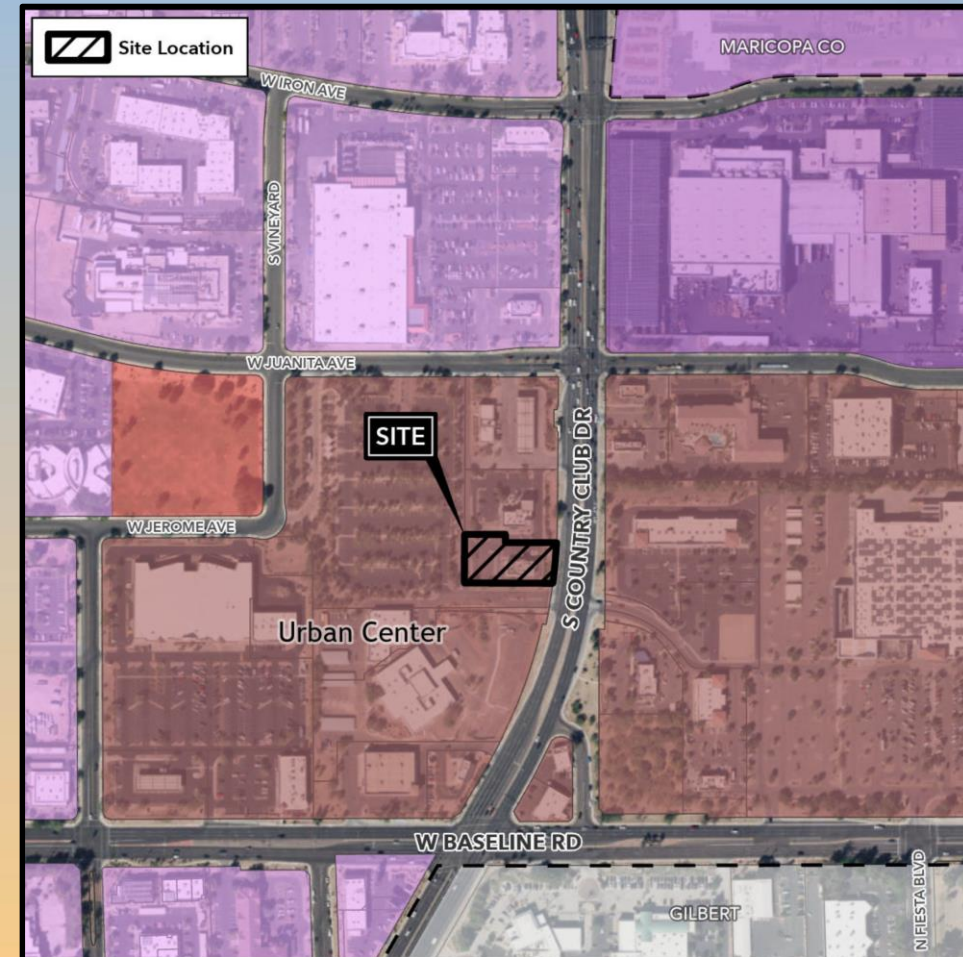
- West of S. Country Club Drive
- North of W. Baseline Road





General Plan

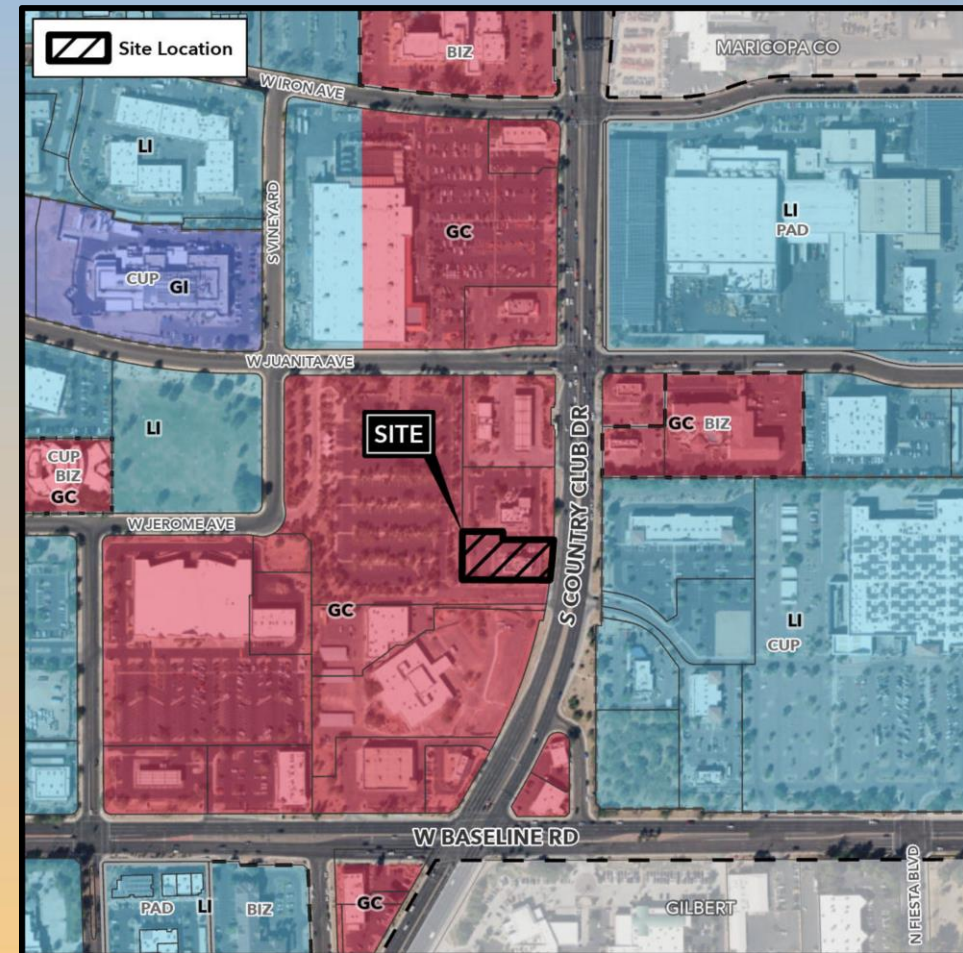
- Urban Center – Placetype
- Evolve - Growth Strategy





Zoning

- General Commercial (GC)
- The existing use was approved in 1998 by the City Council





Site Photo



Existing Signs



Site Photo



Existing Signs



Proposed CSP

- Increase the allowed sign area to 353.17 sq. ft.
- Allow the sun logo to be painted directly on the north wall



[illegible]

Sign Location



Sign Plan



PROPOSED NORTH ELEVATION

Proposed Sign Elevation



Sign Plan



PROPOSED EAST ELEVATION

Proposed Sign Elevation



Sign Plan



PROPOSED SOUTH ELEVATION

Proposed Sign Elevation



Sign Plan



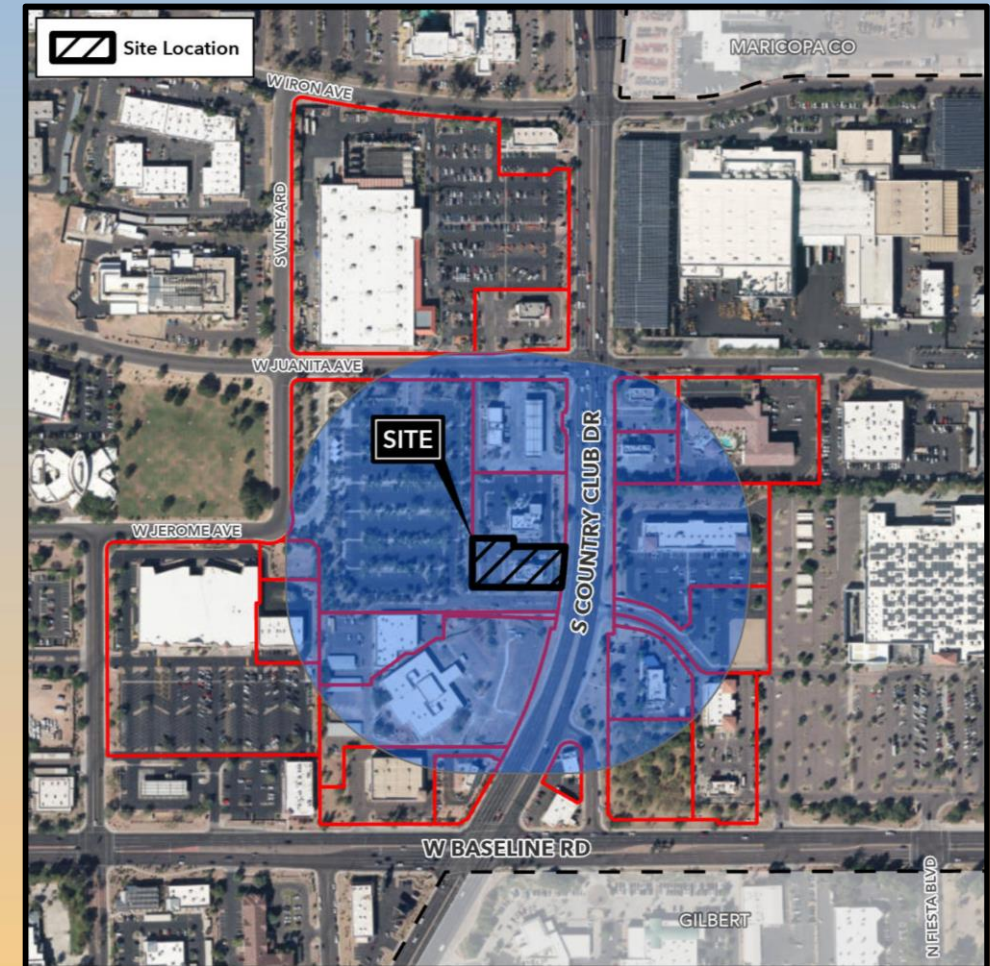
PROPOSED WEST ELEVATION

Proposed Sign Elevation



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

- ✓ The proposed CSP requests modifications to the MZO to provide a sense of place and to address safety concerns
- ✓ 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



Board of Adjustment

BOA25-00382



Regulation Matrix

Standard	MZO Allowance	Existing CSP Requirements	Proposed CSP Allowances
Allowed Sign Area	MZO 11-43-3(D)(1) - 2 sq. ft. of sign area per lf of Building elevation = 80 sq. ft. / Sign (40 lf of frontage)	Max. Aggregate Sign Area of 24 sq. ft.	Max. Aggregate Sign Area of 353.17 sq. ft. Max. Area per Sign: 120 sq. ft.
Allowed Sign Height	MZO 11-43-3(D)(1) – no restriction in height	Four-foot maximum height	Signs vary from 5 ft to 9.2 ft
Painted Logos	MZO Section 11-43-2(B)(1): The MZO does not prohibit painted signage.	No sign will be printed directly on the wall surface.	Painted logo on north elevation

Staff recommends Approval with Conditions