



Board of Adjustment



BOA22-01142



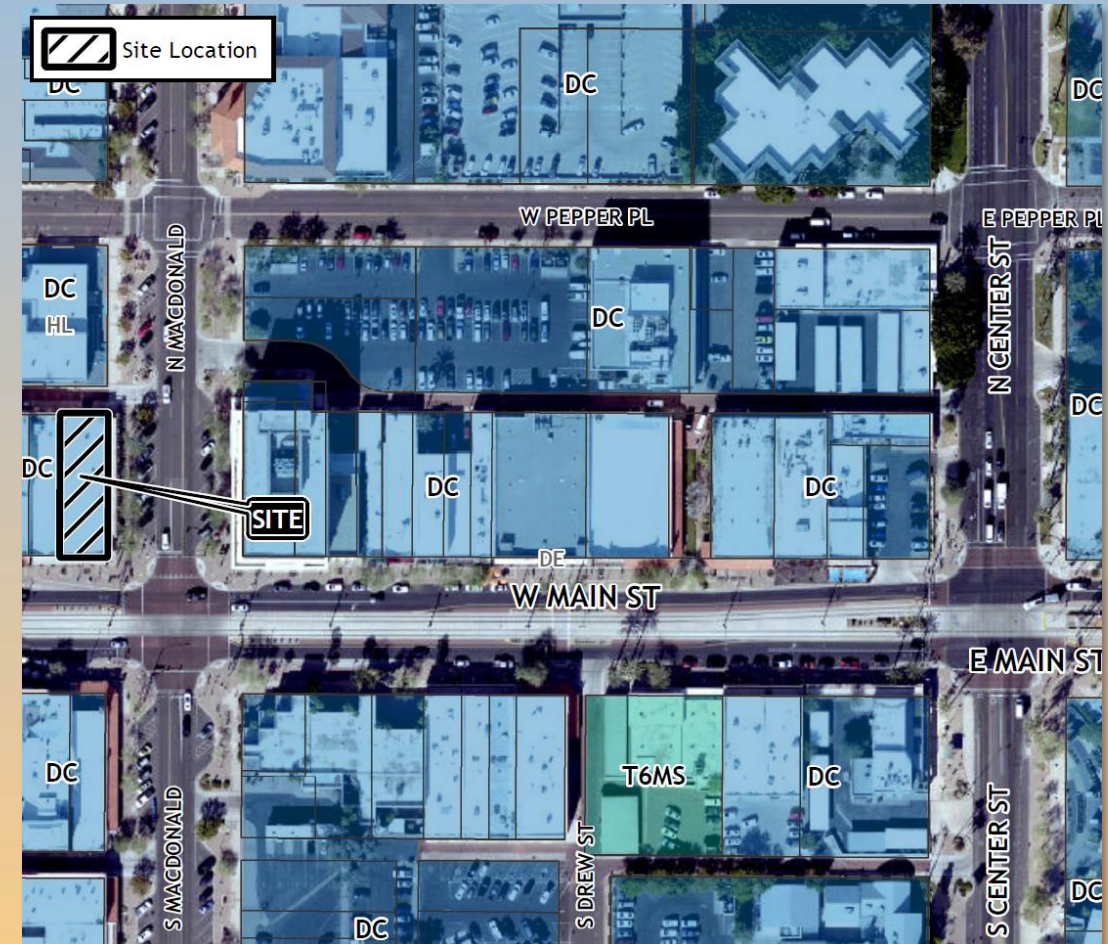
Request

- SUP for a Comprehensive Sign Plan (CSP)





- West of Center Street
- Northwest corner of Main Street and Macdonald





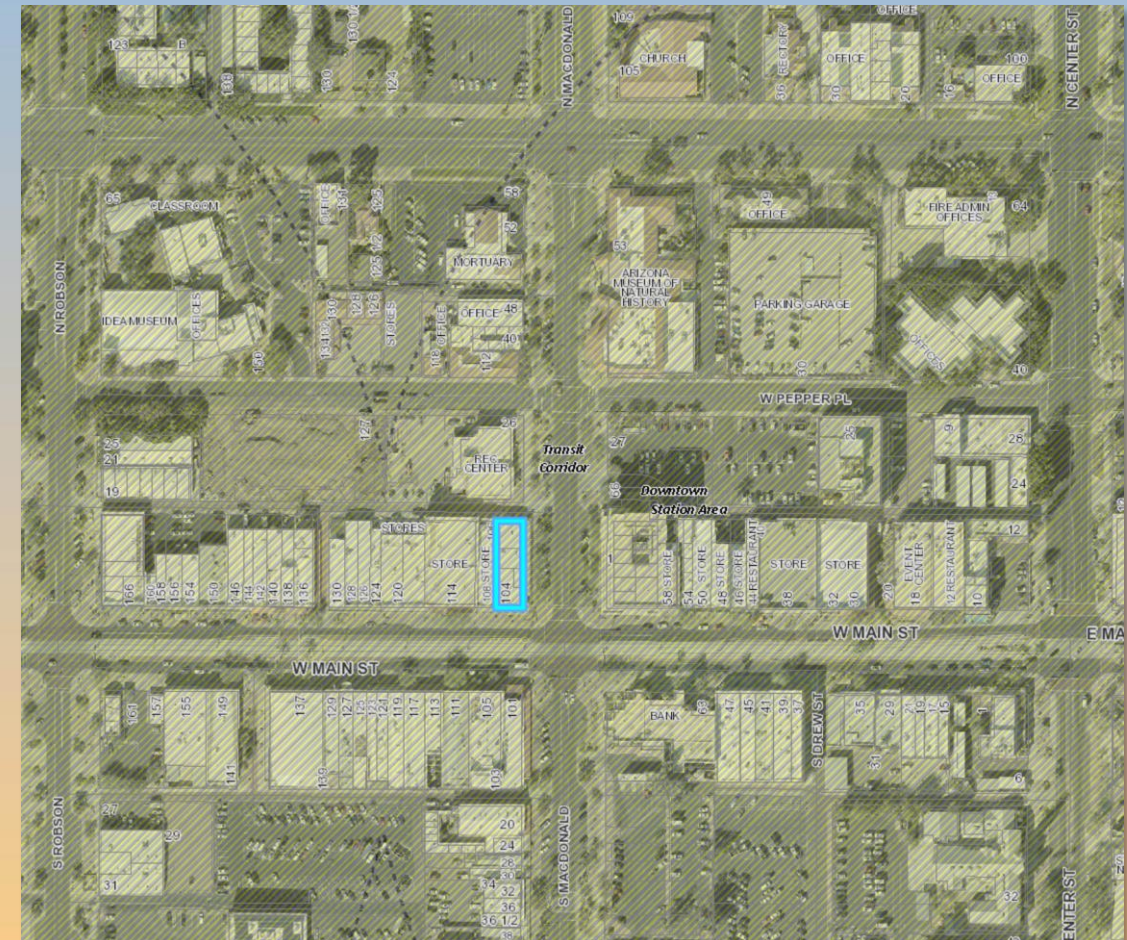
General Plan

Downtown Transit Corridor / Station Area

- Pedestrian oriented development

Historic Downtown area of Central Main Street Area Plan

- Maintain historic character





Zoning

- Downtown Core with Downtown Events overlay (DC-DE)





Site Photos



Looking north towards the site



Looking northwest towards the site



Proposed CSP

- Increase sign area for wall signs
- Increase placement height for wall signs
 - No parapet changes



East building elevation



Sign Plan



South building elevation

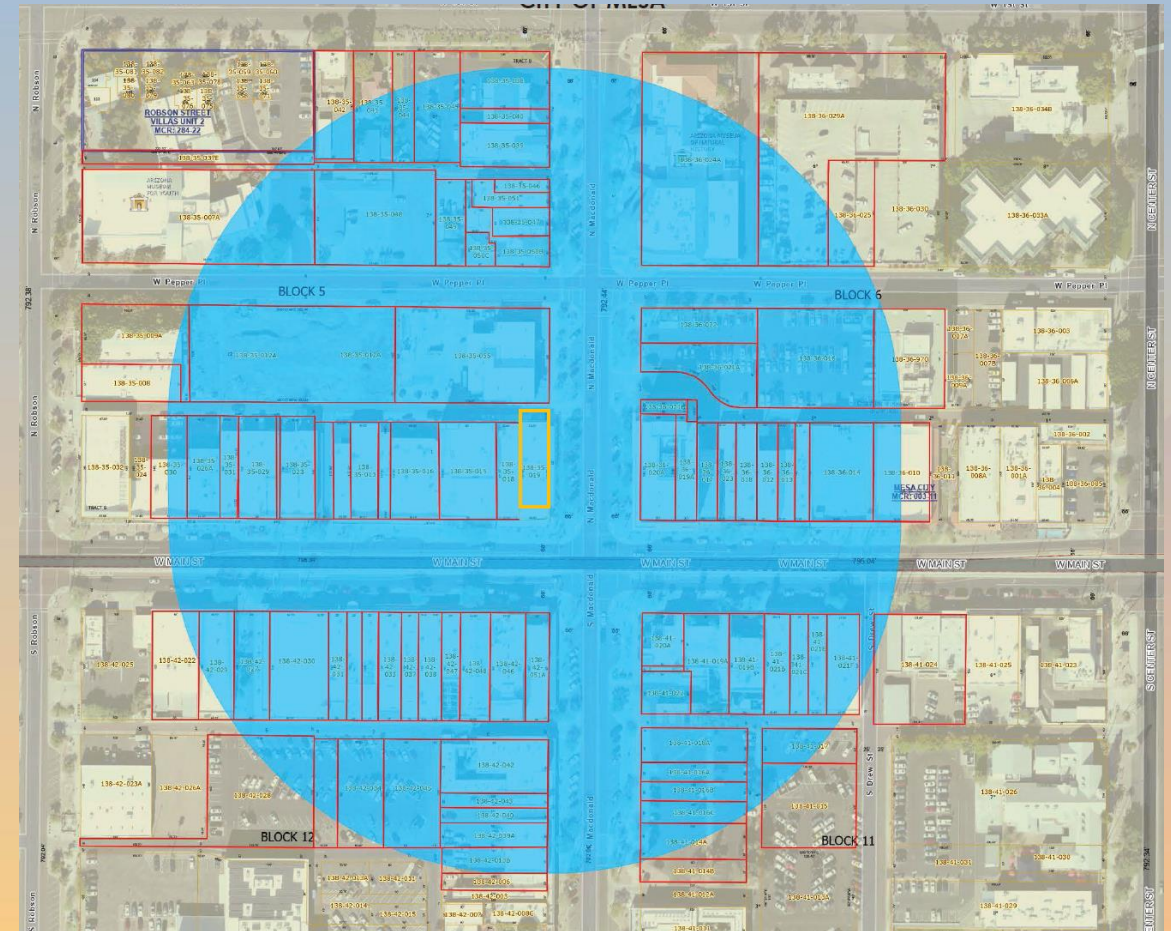


East building elevation



Citizen Participation

- Notified property owners within 500 feet





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.



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



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