



Board of Adjustment



BOA25-00217



Request

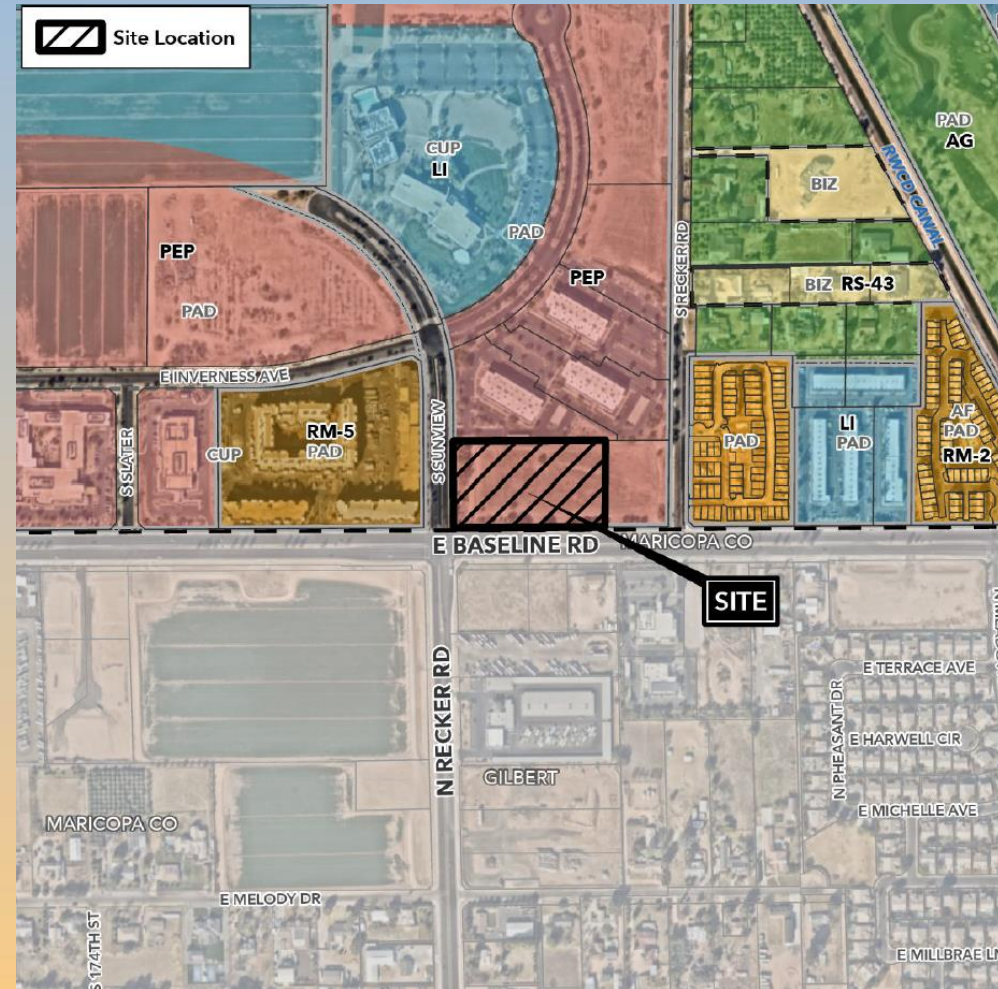
- Special Use Permit for a modification to a Comprehensive Sign Plan





Location

- Located east of Sunview
- North of Baseline Road



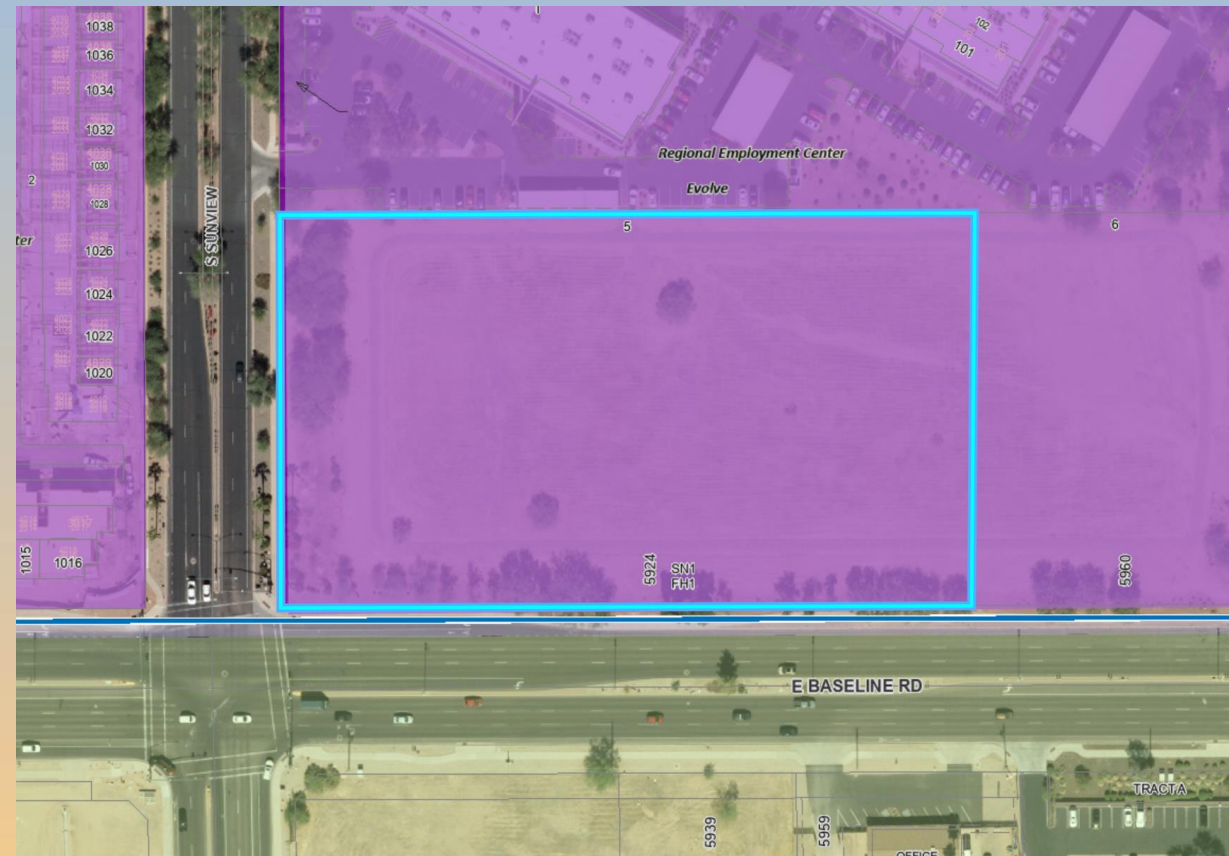


General Plan

Regional Employment Center

“Evolve” Growth Strategy

- High quality design with sufficient amenities to support employees





Zoning

Planned Employment
Park with a
Planned Area
Development overlay
(PEP-PAD)

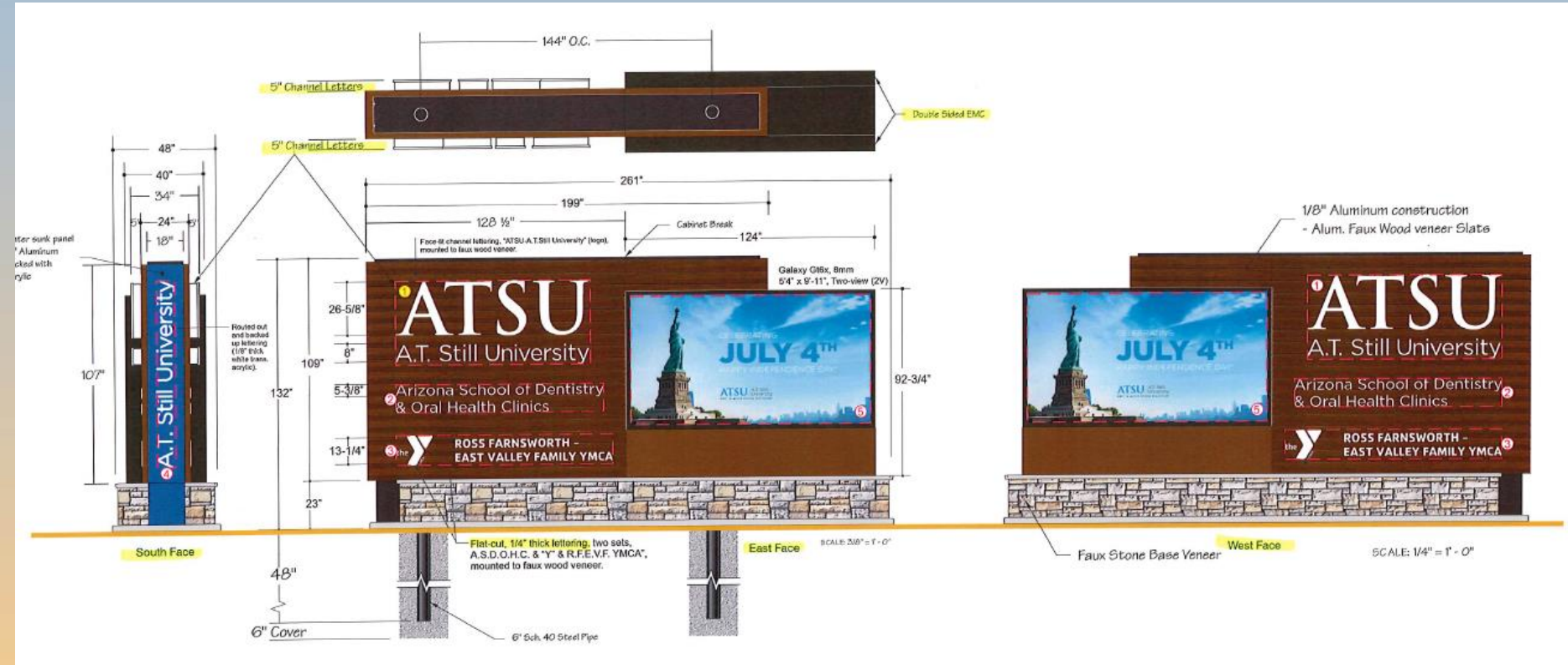




Sign Plan

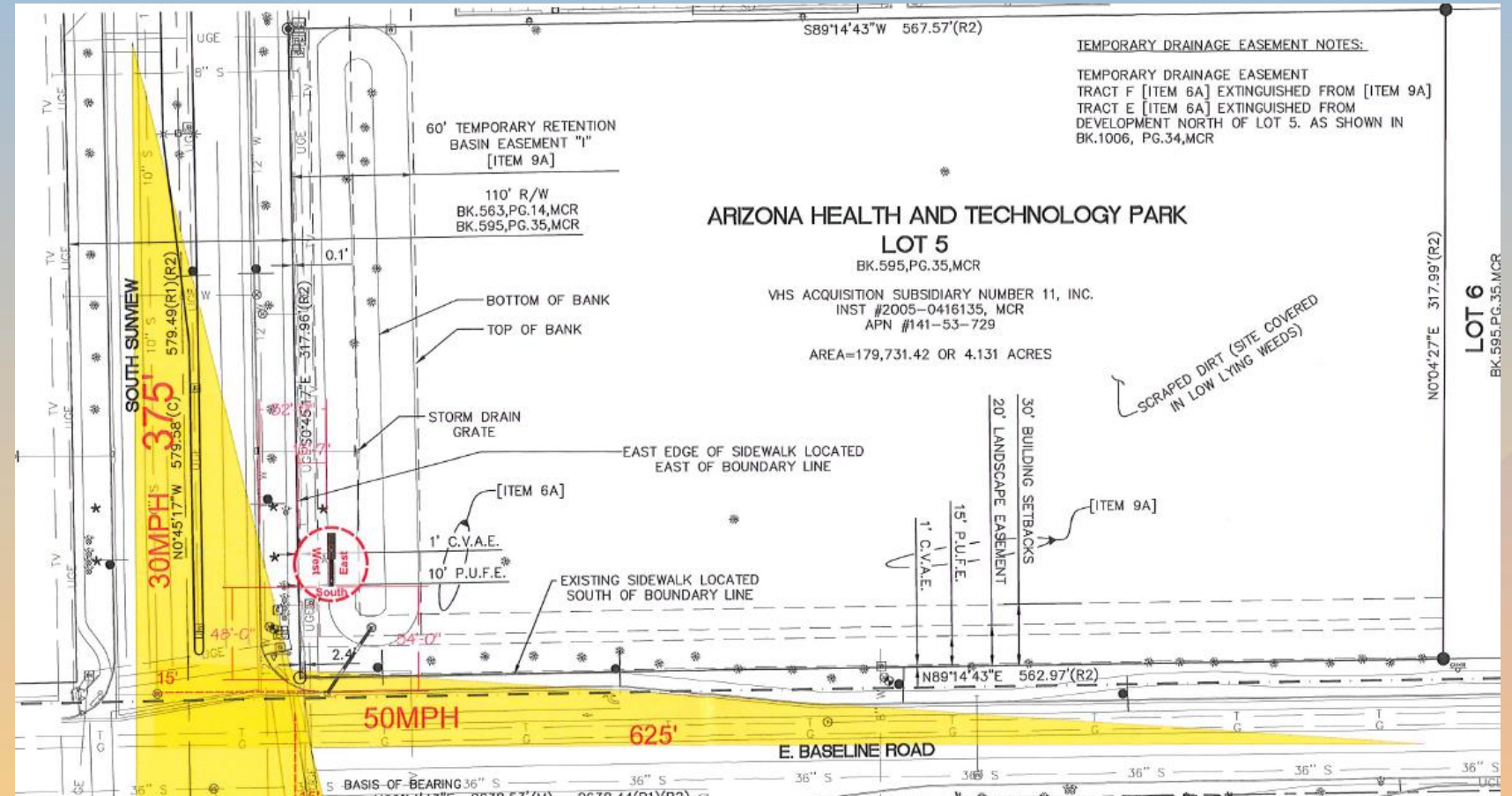
Proposed Signage

- One (1) new detached monument sign to replace existing





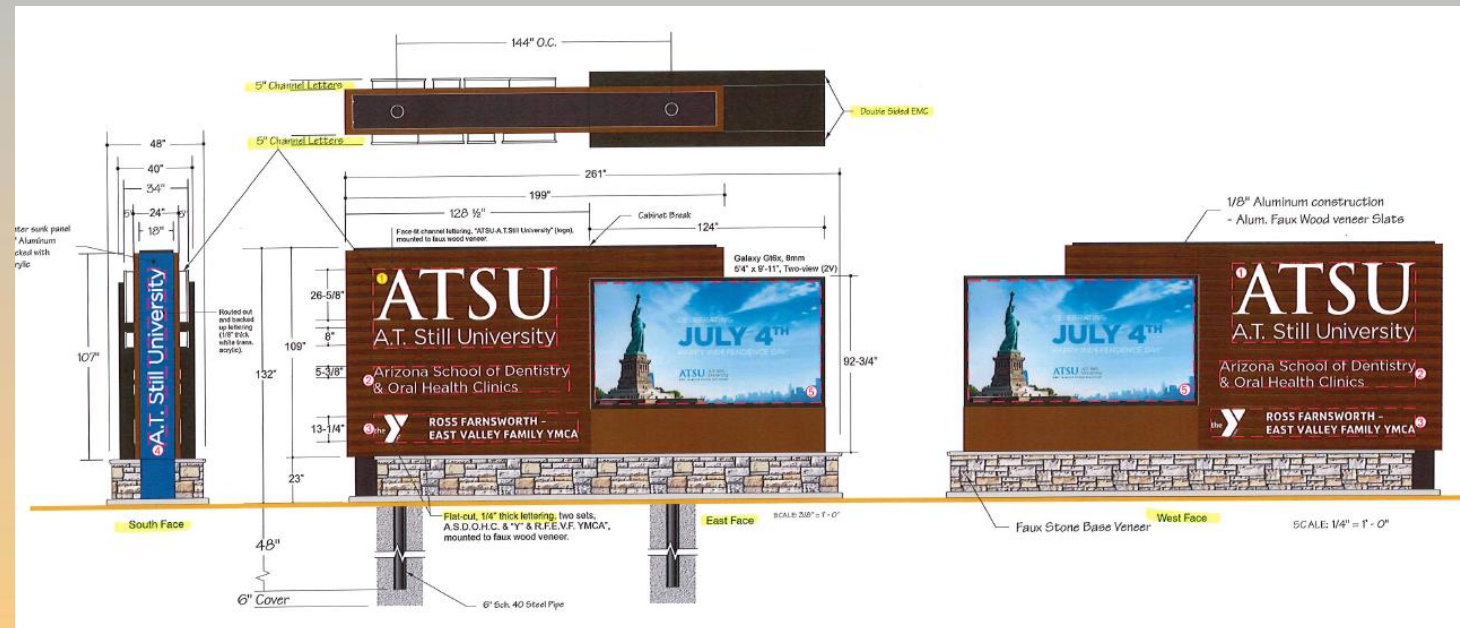
- One (1) new detached monument sign to replace existing





Deviation Request— Aggregate Sign Area

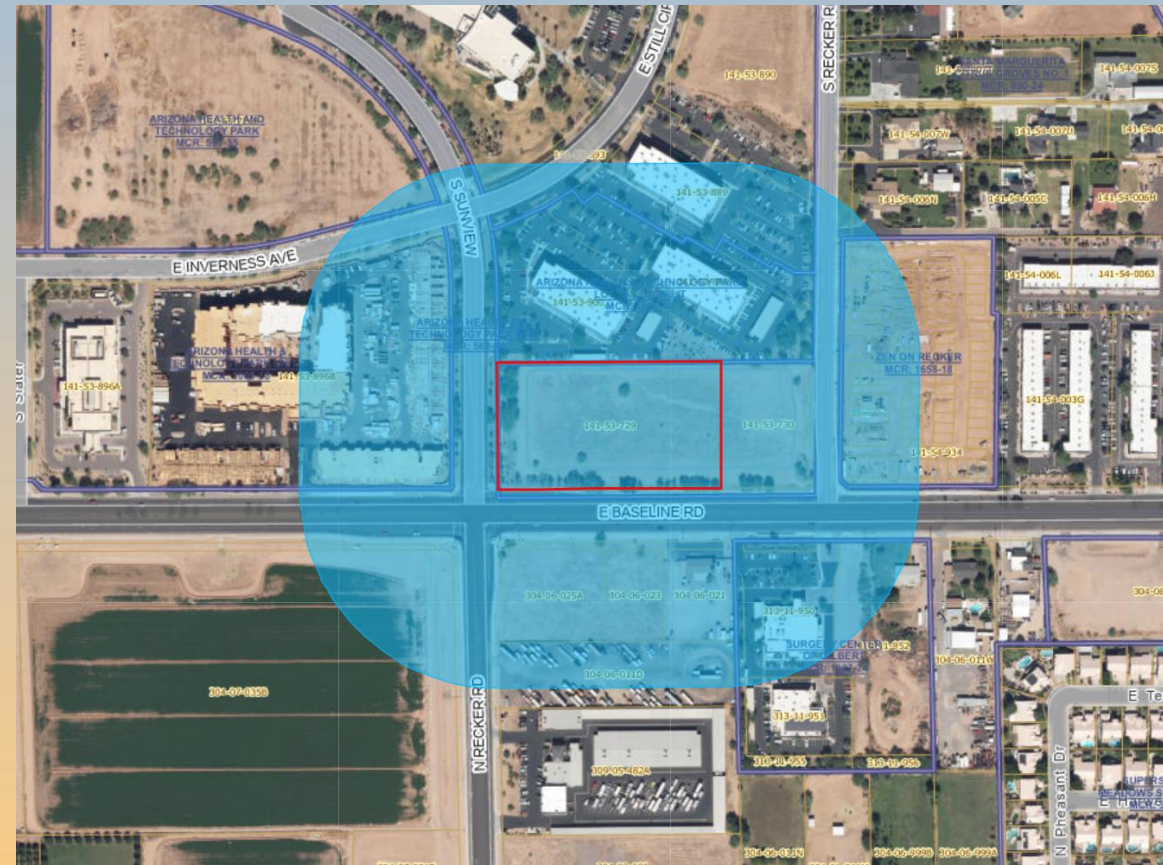
MZO Requirement	Proposed Sign Area	Staff Recommendation
80 square feet	±104 square feet	As proposed





Citizen Participation

- Property owners and businesses located within 500 feet of the subject site were notified
- No feedback received





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 Special Use Permit 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 2050 Mesa General Plan
- ✓ Meets required findings for Sections 11-70-5.E and 11-46-3.D of the MZO

Staff recommends Approval with Conditions



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