

Application for CSP in Mesa, AZ

Submitted by Brett Berres
Graham's Neon Roc #205100

Burrito Express and Circle K have partnered to bring fresh made burritos to their stores. Some with kitchens and others delivered from nearby.

Additional signage is requested through the CSP in order to appropriately display the branding on multiple sides of the building.

Previously permitted Circle K signs are to remain, while 2 additional Burrito Express signs are placed on different elevations of the building to be seen while traveling in multiple directions.

Fabrication methods are standard for pan channel letters. Appropriate locations on the building are chosen for maximum visibility. The Round Logo Sign has been upgraded to push-thru acrylic for an superior appearance and upgraded design.

Important Items

In the 2050 General Plan, Convenience Services uses are defined as Commercial businesses that provide goods and services in a quick, easily accessible fashion often from the convenience of an automobile or automated operations. Convenience services include automobile washing facilities, drive-thru facilities, convenience stores/gas stations, and quick lube and oil change facilities, automobile sales and services, large vehicle rental and repair.

Under the 2050 General Plan, a Convenience Services use is not a principal or supporting land use in the Urban Residential placetype. However, on December 12/11/2019, the Planning and Zoning Board approved a Special Use Permit and a Site Plan to allow the development of a service station with an associated convenience store on the project site. While the existing use in not consistent with the vision of the Urban Residential placetype, the General Plan analysis applicable to this request may not prohibit any permitted land use in the existing zoning district.

There will be NO changes to the detached signs, changes are to building signs only.

Per Table 11-43-3(D)(1) of the MZO, the attached sign allowance for a Front Foot of Building Occupancy of 113 feet is:

Maximum Number of Permitted Signs: 3 signs SUP/CSP to add more

Max. Aggregate Sign Area Calculation: 160 square feet is allowed

Maximum Area Per Sign: 160 square feet

Per Table 11-43-3(D)(e) of the MZO, the detached sign allowance for the project site is:

a. University Drive: 275 lineal foot of street frontage

Max Aggregate Sign Area Calculation (1 square foot of sign area per lineal foot of street frontage): 275 square feet

Max Height (1-foot of sign height per 10 lineal feet of street frontage): 27.5-feet

Maximum Height per Sign: 12-feet

Maximum Area per Sign: 80 square feet.

b. Ellsworth Road: 232 lineal foot of street frontage

Max Aggregate Sign Area Calculation (1 square foot of sign area per lineal foot of street frontage): 232 square feet

Max Height (1-foot of sign height per 10 lineal feet of street frontage): 23.2 feet

Maximum Height per Sign: 12-feet

Maximum Area per Sign: 80 square feet.

There will be NO changes to the detached signs, changes are to building signs only. all signs and sign foundations remain outside of the public domain – ROW and PUFE.

CLIENT: Circle K	SIGN TYPE:	SQ. FT:	DRAWN BY: Brett Berres
ADDRESS: 9230 E University Dr Mesa, AZ 85207		LOCATION ON BUILDING:	DATE DRAWN: August 15th - 2025
SIGN DETAILS:			APPROVED BY:
			DATE APPROVED:



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