

## REQUIRED FINDINGS FOR SPECIAL USE PERMIT

Per Section 11-70-5(E) of the MZO, the Board of Adjustment shall also find the following criteria are met for approval of a SUP:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;  
This new main ID sign to include an LED message center was designed to complement the site, building design and development architecture and will be consistent with the policies of the City of Mesa's Sign Code except where deviations are requested as part of this application and is consistent with the General Plan.
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;  
The 50-acre site is located at Recker Road and Baseline Road and is zoned Planned Employment Park with a Planned Area Development Overlay (PEP-PAD). The current development conforms to the goals of the 2050 Mesa General Plan. The location, size, design and operating characteristics are consistent with the purposes of the district where it is located.
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City;  
and  
The proposed project is a modification of an approved SUP. The requested SUP to allow a CSP will not be injurious or detrimental to the adjacent or surrounding properties in the area.
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.  
The requested SUP and CSP will have no impact on public services, facilities or infrastructure.

## REQUIRED FINDINGS FOR COMPREHENSIVE SIGN PLAN

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

1. The development site contains unique or unusual physical conditions, such as topography, proportion, size, or relation to a public street that would limit or restrict normal sign visibility; or

The CSP request is a modification of an existing SUP and takes into account the size of the development and multiple tenants located on the site. By allowing AT Still to establish its own CSP, the City can take into consideration the specific conditions affecting sign visibility at this site. The surrounding industrial developments and adjacent road frontage are contributing factors that render a Comprehensive Sign Plan appropriate for the site.

2. The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest, or other distinguishing features that represent a clear variation from conventional development; or

The 50-acre campus site is unique to the area and requires a completely custom design and size for the location in order to compliment the surrounding area and provide needed information to the community about campus tenants and activities. The signage proposed is appropriate in scale and material for the site and includes an LED message center that will provide valuable information to the community.

3. The proposed signage incorporates special design features such as lighting, materials and craftsmanship, murals, or statuary that reinforce or are integrated with the building architecture.

The proposed sign and included LED message center have been specifically designed and specified for this site. They are visually compatible with the surrounding area and will reinforce site architecture and building materials. The LED message center will be programmed to turn off at 11 PM each day and turn back on at sunrise each morning.