



Board of Adjustment



BOA25-00308 XNRGY CSP



Request

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

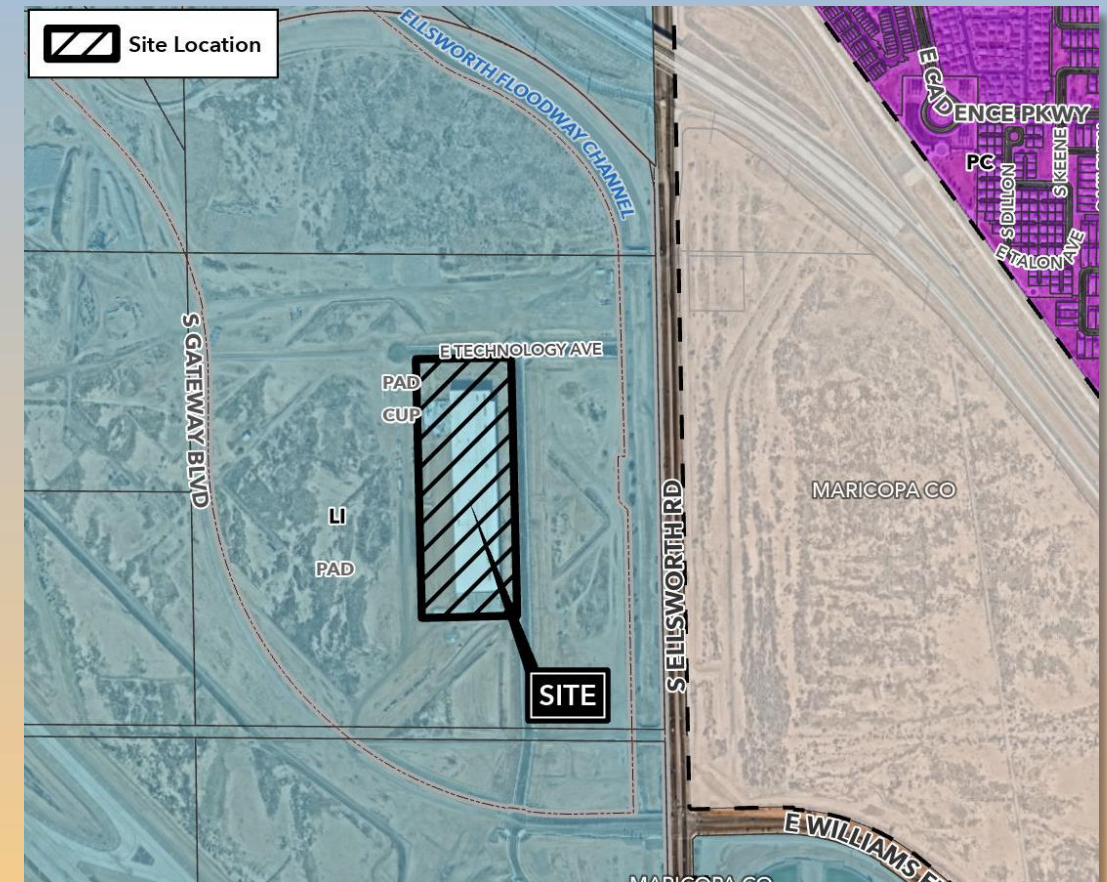
SIGN BAND LOCATION ELEVATIONS





Location

- Eastern edge of Gateway Airport
- West of Ellsworth Rd
- South of Technology Ave (Private)
- 9013 E. Aviation Way, Lot 212 within the Gateway East Planned Area Development (PAD)

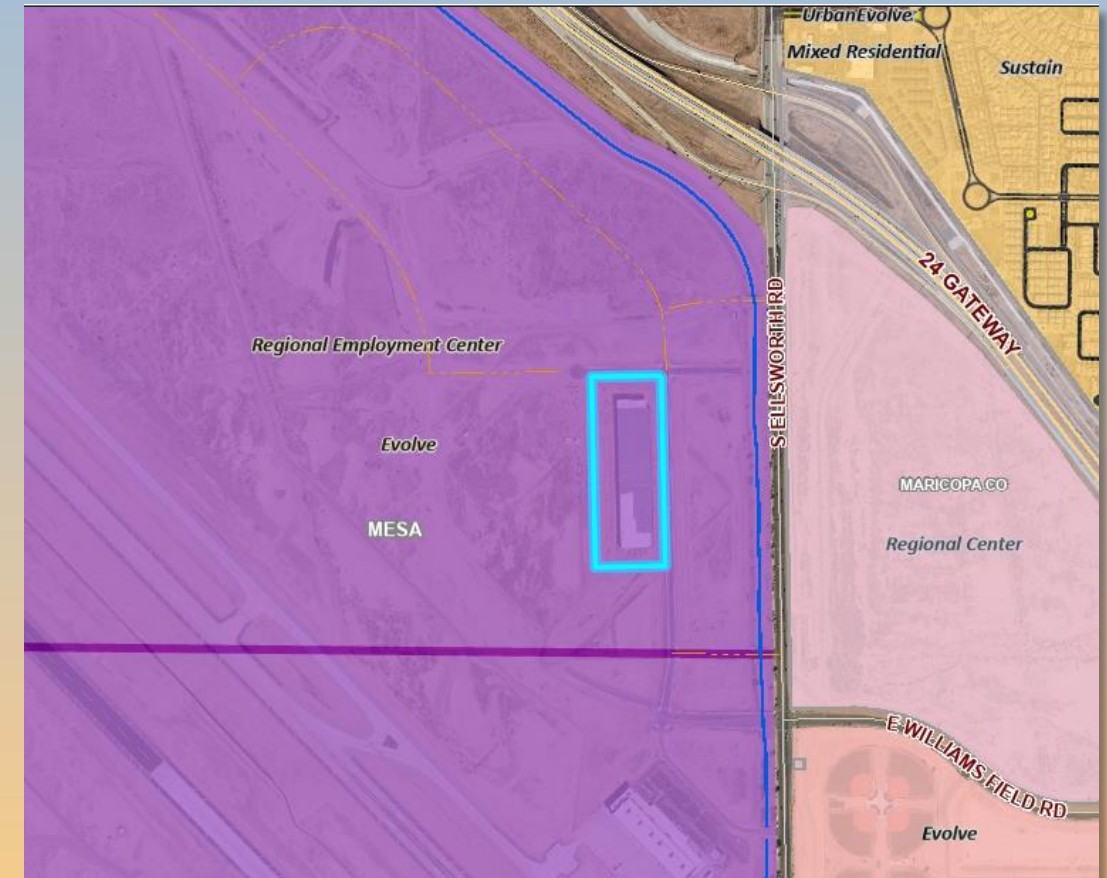




General Plan

Regional Employment Center - Evolve

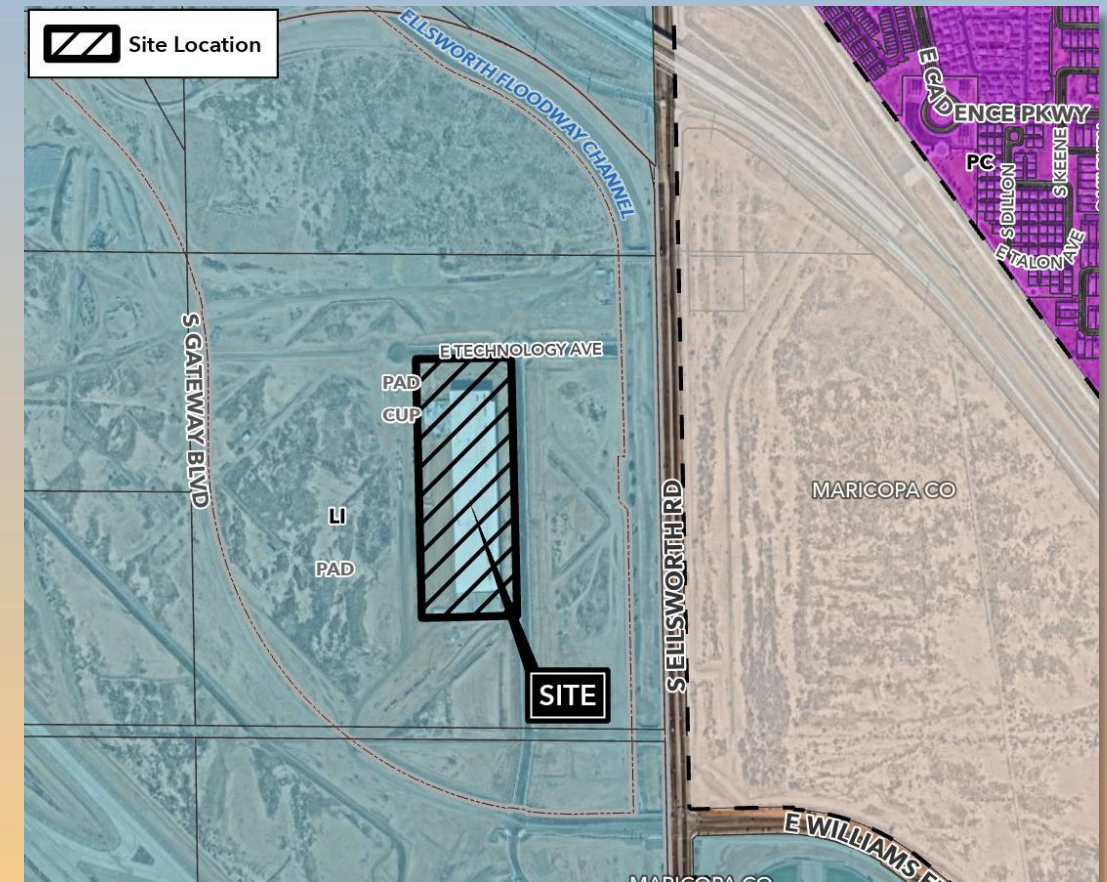
- Accommodate large employers such as high-tech companies
- The site's principal land use is manufacturing





Zoning

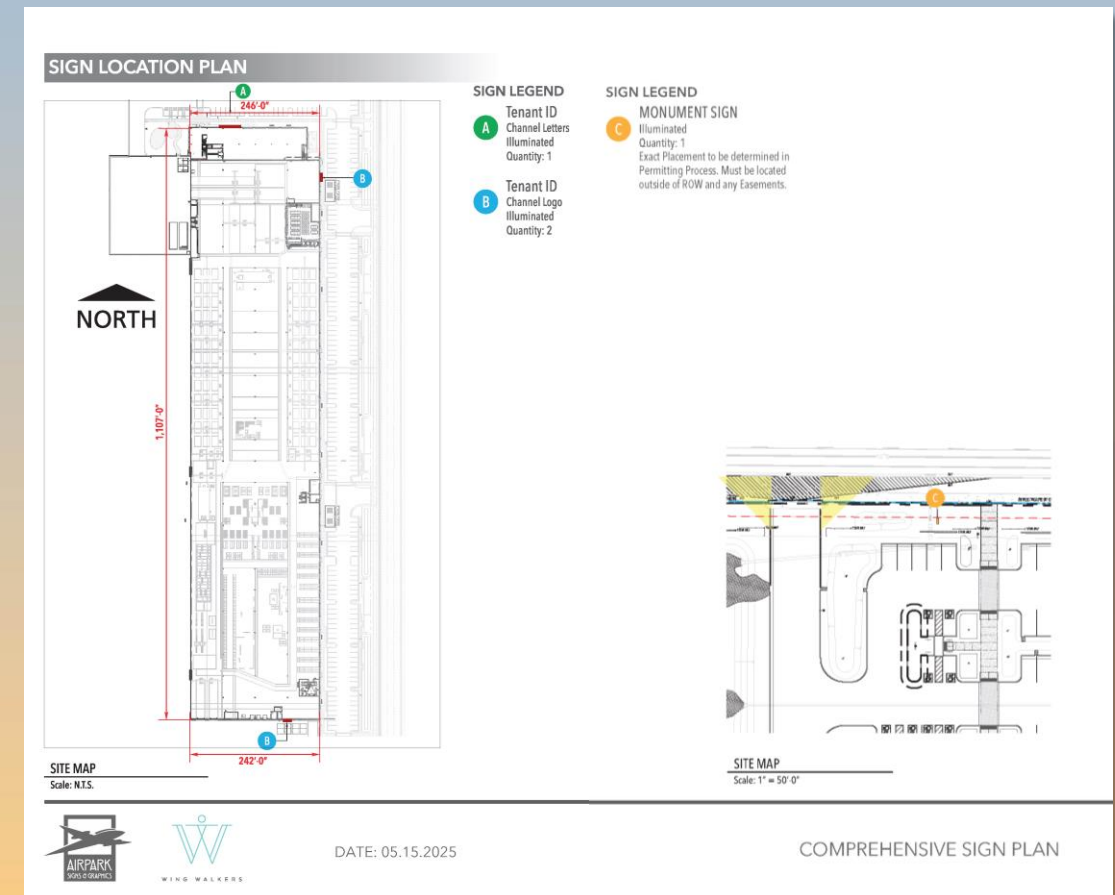
- Existing: Light Industrial with a Council Use Permit and two Planned Area Development Overlays (LI-PAD-PAD-CUP)





Sign Plan

- The applicant is proposing a modification to the existing Williams Gateway Airport CSP to allow for one detached monument and three attached building signs
- The proposed CSP requests deviations from the maximum area per sign and the maximum aggregate sign area allowances



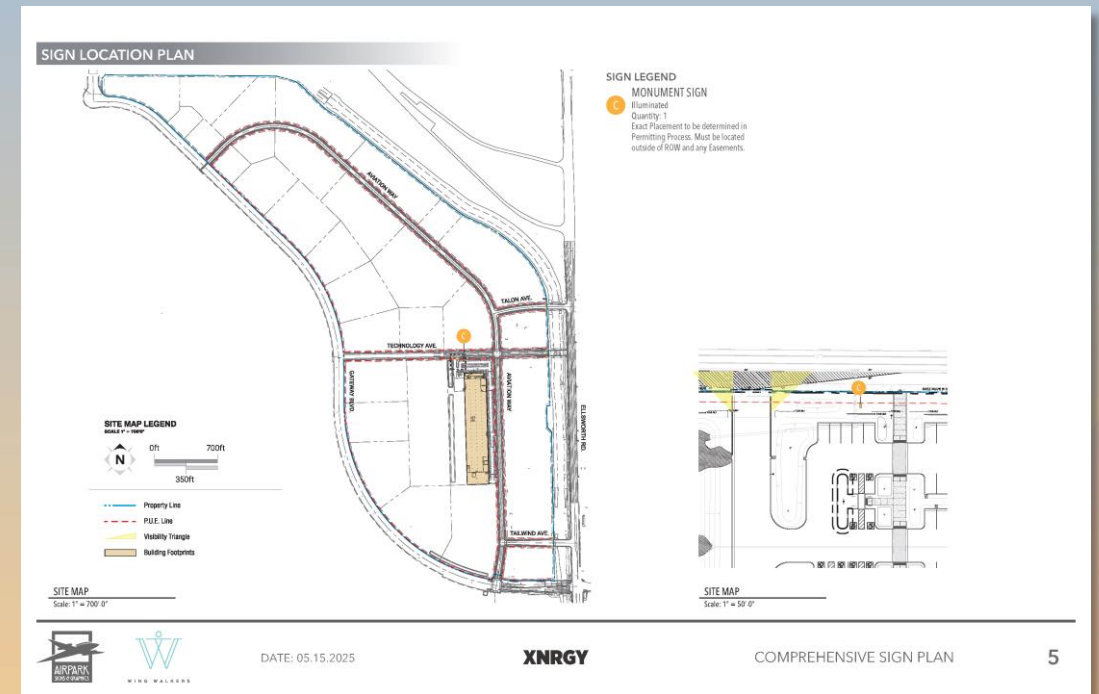
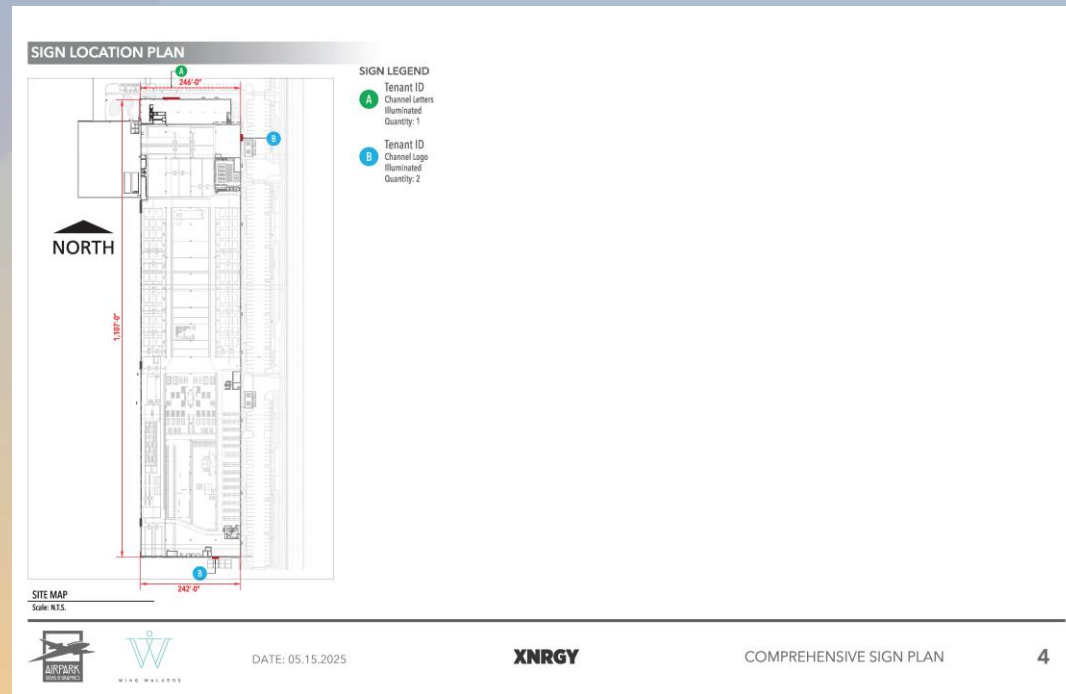


Deviation Requests

MZO	MZO Allowance	CSP Proposed	Staff Recommendation
<u>Table 11-43-3-D-1:</u> Max. Aggregate Sign Area Calculation	80% of linear front foot of occupancy up to a max. of 500 sq. ft.	80% of linear front foot of occupancy of total sign area	As proposed
<u>Table 11-43-3-D-1:</u> Max. Area Per Sign	160 sq. ft.	300 sq. ft.	As proposed



Site Plans



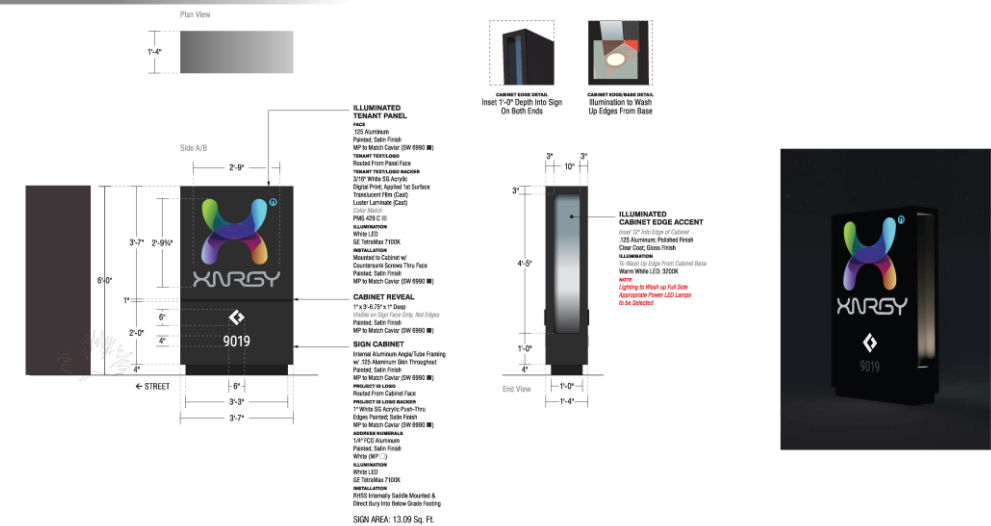


Elevations

SIGN BAND LOCATION ELEVATIONS



SIGN C - MONUMENT SIGN





Elevations

SIGN A - TENANT ID SIGNS

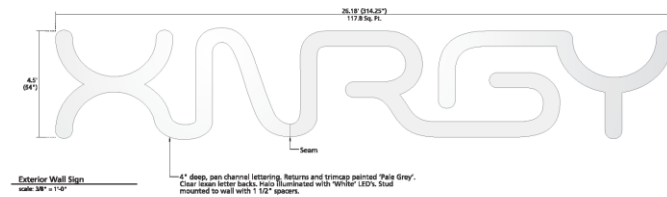
INTENT:
Tenant Wall Signs are one of the most common and most versatile means of providing identity. Mounted to the building facade, Wall Signs typically consist of letter and logo forms individually attached directly to the building. Tenant Wall Signs are permitted to be placed horizontally on the building facade. Signage to be mounted on Tenants Leasehold, non-contiguous signage permitted. All signage to have written Landlord approval prior to permitting and installation. These signs should be complementary to the architecture of the building and carrying the tenant logo.

CRITERIA:
All Tenant Wall Signs shall be approved by the Landlord & the City of Mesa.

WALL SIGN DESIGNS OR FABRICATION METHODS TO BE:

1. Dimensional letters and logo forms fabricated Metal Reverse Pan Channel with 4" Returns. These letters are Halo Illuminated with Internal 6500K White LED.
2. Logos are permitted with written Landlord approval.
3. Corporate Colors are permitted with written Landlord approval.
4. Halo Illuminated Letters and Logos are to be mounted 2.5" off of Fascia with Spacers painted to match Fascia.

SIGN SQUARE FOOTAGE CALCULATION:
When Tenant Wall Signs consist of only individual Letters or Logo, the total square footage shall be calculated by a rectangle the encompasses each individual component as shown below.



Illuminated Sign at Night

PERMIT #PMT25-01731

SIGN B - TENANT ID SIGNS

INTENT:
Tenant Wall Signs are one of the most common and most versatile means of providing identity. Mounted to the building facade, Wall Signs typically consist of letter and logo forms individually attached directly to the building. Tenant Wall Signs are permitted to be placed horizontally on the building facade. Signage to be mounted on Tenants Leasehold, non-contiguous signage permitted. All signage to have written Landlord approval prior to permitting and installation. These signs should be complementary to the architecture of the building and carrying the tenant logo. Sign Cabinets are not allowed.

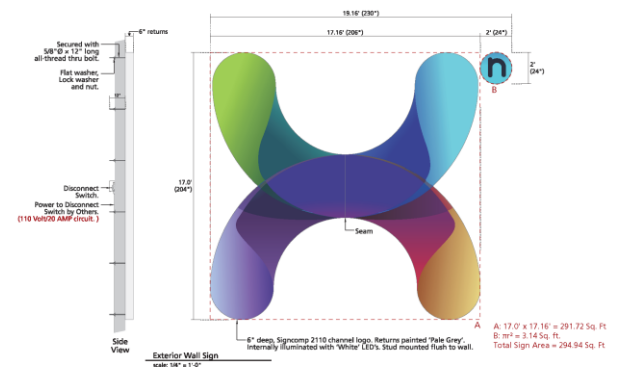
CRITERIA:
All Tenant Wall Signs shall be approved by the Landlord & the City of Mesa.

WALL SIGN DESIGNS OR FABRICATION METHODS TO BE:

1. Dimensional letters and logo forms fabricated per approved sign construction type. Letters are to have 6" Returns with Acrylic or Panaflex Faces. These Letters can be Face Illuminated.
2. Letters and Logo forms may utilize Corporate Colors with Landlord approval.
3. Illuminated Letters and Logos are to be mounted Flush to Fascia.
4. These Signs must employ high quality of materials and fabrication.

SIGN SQUARE FOOTAGE CALCULATION:

When Tenant Wall Sign consist of only individual Letters or Logo, the total square footage shall be calculated by a rectangle the encompasses each individual component as shown below.



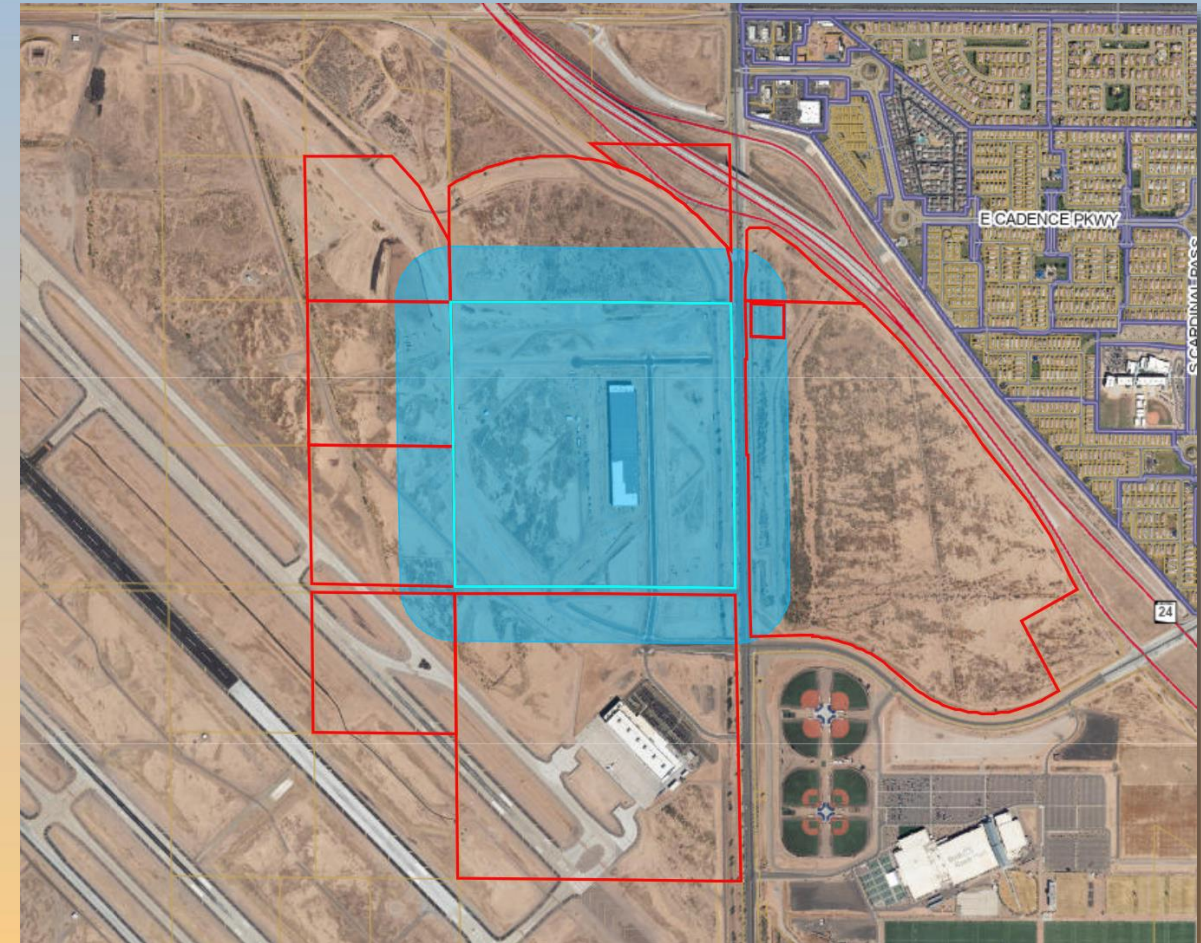
Illuminated Sign at Night

A: 17'0" x 17'16" = 291.72 Sq. Ft.
B: 16" x 3.14 Sq. Ft.
Total Sign Area = 294.84 Sq. Ft.



Citizen Participation

- Notified property owners within 500'
- Staff has not been contacted regarding this request.





Approval Criteria

Section 11-70-5(E) Special Use Required Findings

- ✓ Project will advance the goals and objectives of the General Plan and other City plans 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.



Approval Criteria

Section 11-46-3(D) CSP Review 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.



Findings

- ✓ Complies with the 2050 General Plan and the Mesa Gateway Strategic Development Plan
- ✓ Meets required findings and review criteria for Sections 11-70-5(E) and 11-46-3(D) of the MZO

Staff recommend Approval with Conditions



Board of Adjustment