

City of Mesa

Board of Adjustment

BOA26-00168
Walmart #3089 CSP

Kellie Rorex



101'-0"

MAIN ID

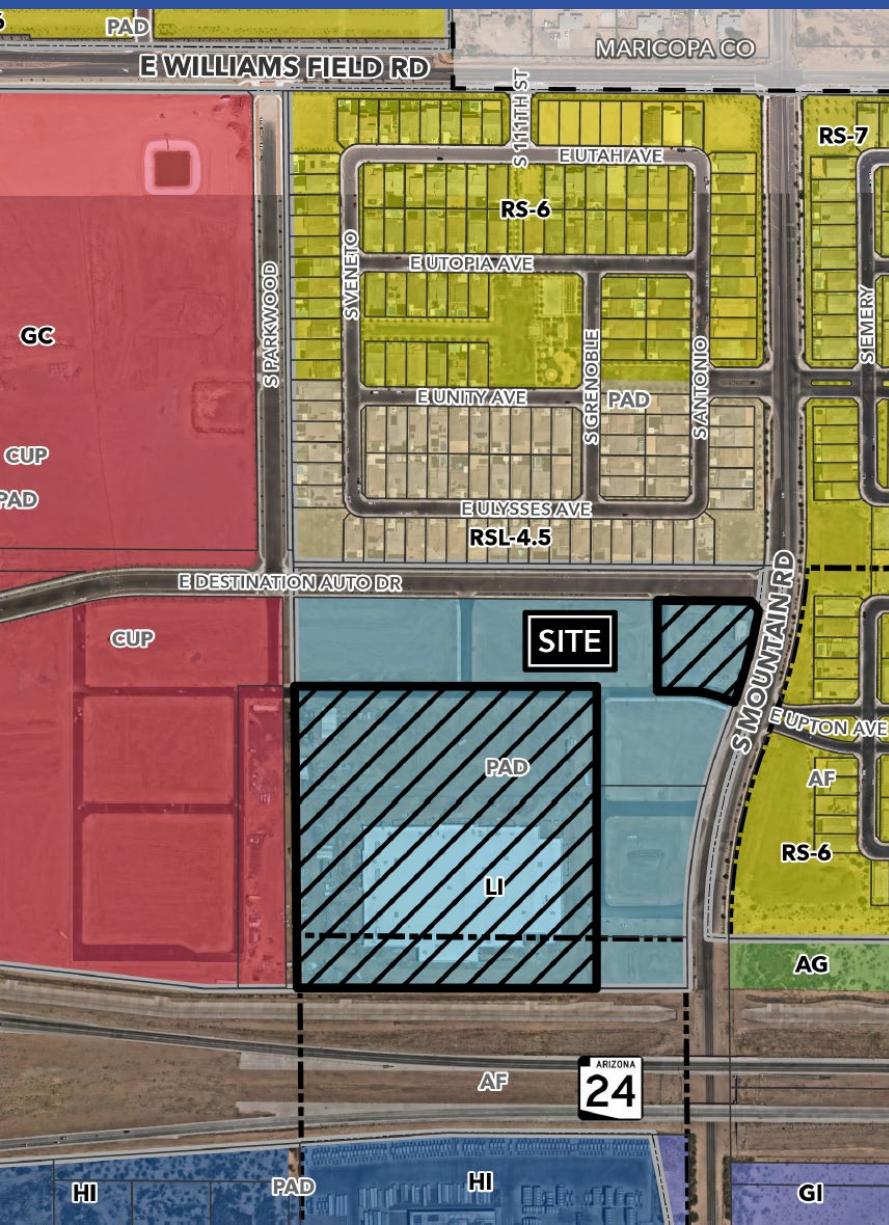
0'-3"

BACKGROUND



Request

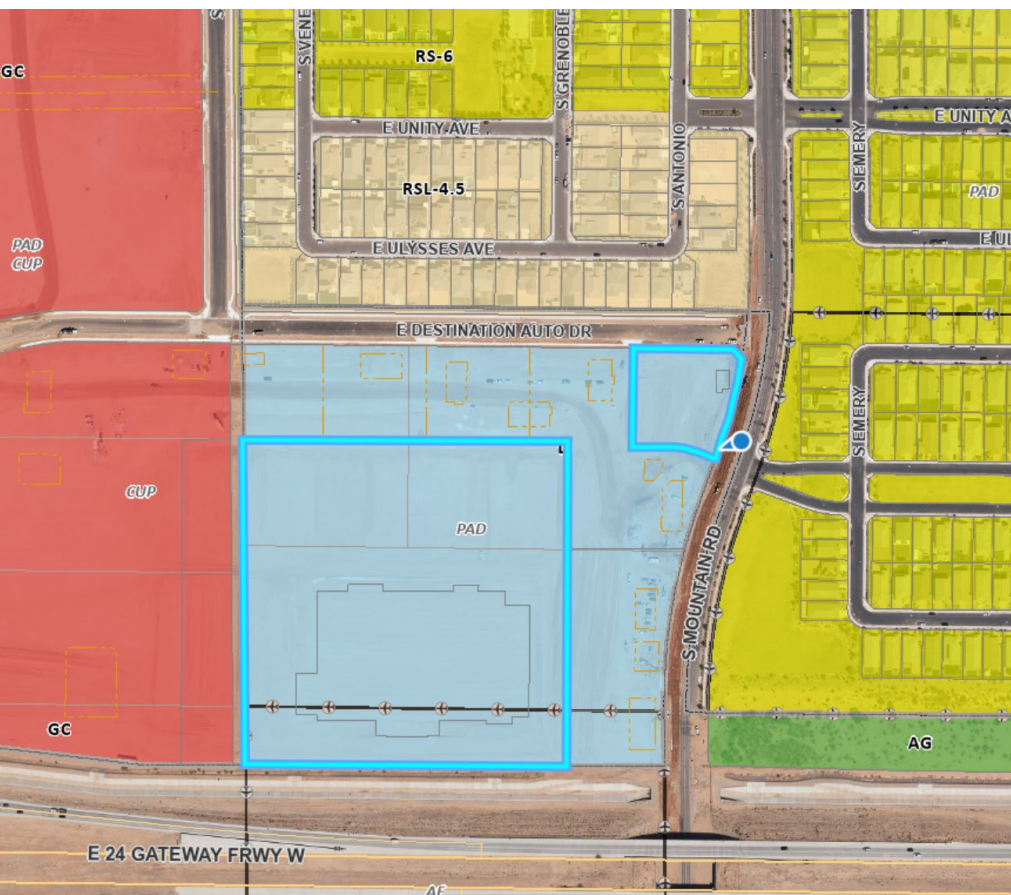
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)



Location

- 16.2± acres
- South of Williams Field Road
- SWC of E. Destination Auto Drive and S. Mountain Road

- Regional Center Placetype
- Evolve Growth Strategy
- Major Retail is a principal land use



Zoning

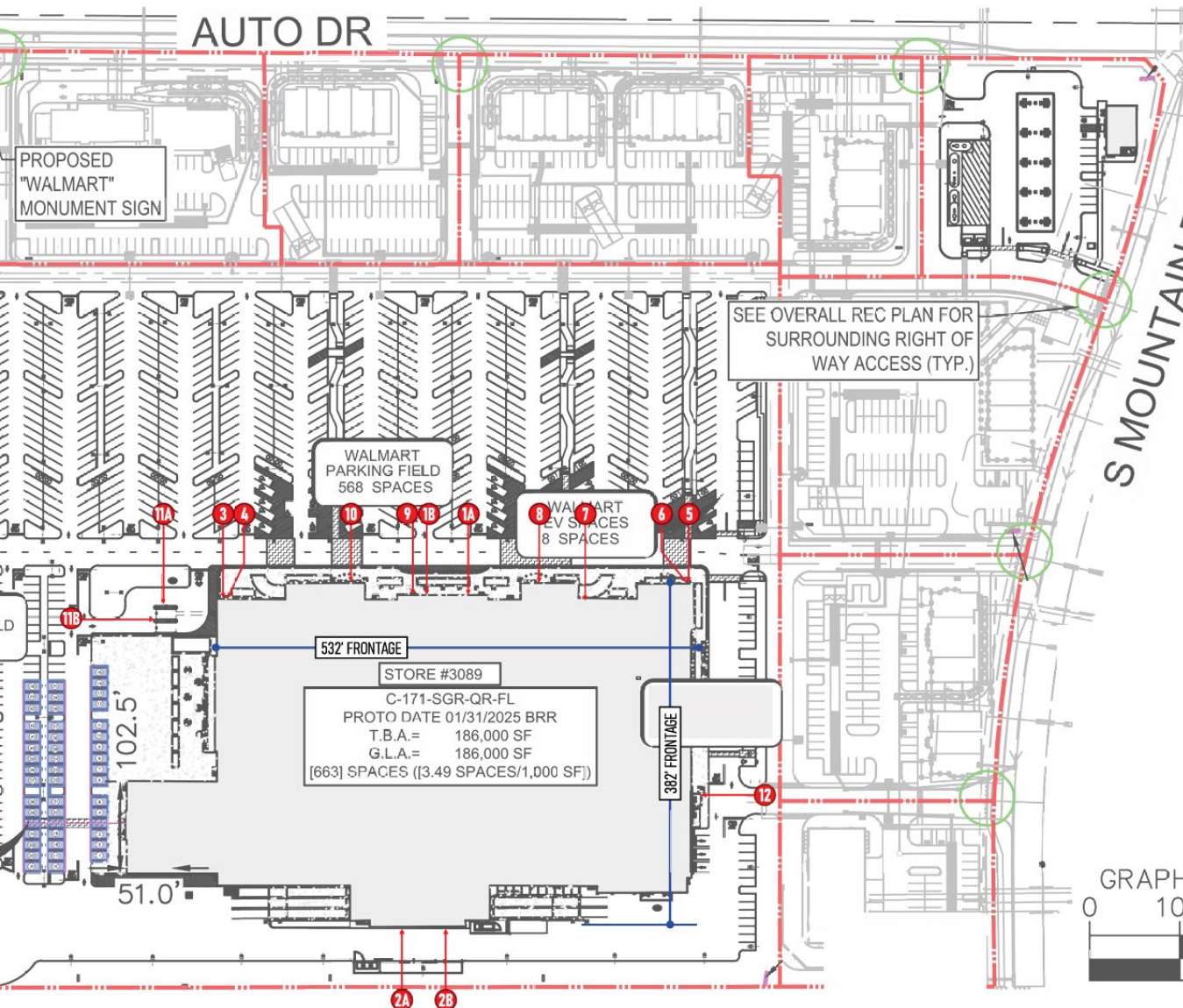
- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Large Commercial Developments are permitted in the LI District with a CUP



Site Photos



Looking southwest towards the site



CSP Request

- Increase attached signs on the Walmart building from 7 to 12
- Increase attached signs on fuel station from 2 to 3
- Increase sign area for 2 signs to exceed 160 sf
- Exceed maximum aggregate sign area on Walmart building



Walmart Super Center Signs -

Sign #	Sign Description	Height	Width	Square Footage
1A – 1B	Main ID with Blue Background	18'-6" (18.5')	60'-3" (60.25')	1114.63 sq. ft.
2A – 2B	Main ID with Blue Background	17'-10" (17.83)	60'-3" (60.25)	1074.46 sq. ft.
3	Pick-up with arrow	2'-6" (2.5')	15'-11" (15.92')	39.79 sq. ft.
4	Pharmacy Drive-Thru	3' -10 1/8" (3.84')	11'-1 7/8" (11.152')	46.34 sq. ft.
5	Outdoor	2'-6" (2.5')	14'-8" (14.67')	38.97 sq. ft.
6	Auto Center with arrow	1'-6" (1.5')	12'-9 ¼" (12.77')	20.53 sq. ft.
7	Pharmacy	2' (2.0')	13'-9" (13.75')	29.33 sq. ft.
8	Home & Fashion	2'-6" (2.5')	27'- 2 3/8" (27.201')	70.29 sq. ft.
9	Vision	1'-6" (1.5')	6'-4 1/8" (6.34')	10.89 sq. ft.
10	Grocery	2'-6" (2.5')	13'- 9 3/8" (13.781')	36.74 sq. ft.
11A – 11B	Pharmacy Drive-Thru	1'-4" (1.33')	19'-6 5/8" (19.552')	27.22 sq. ft.
12	Auto Care	2' (2.0')	13'- 5 7/8" (13.492')	28.82 sq. ft.

Total – 2538.01 Sq. Ft

Fuel Station Signs –

Sign #	Sign Description	Height	Width	Square Footage
13	Fuel Pricing	3'-3" (3.25')	10'-8" (10.67')	37.66 sq. ft.
14	Fuel Pricing	3'-3" (3.25')	10'-8" (10.67')	37.66 sq. ft.
15	Yellow spark	6'-2 ½" (6.211')	5' – 6 ½" (5.541')	40.11 sq. ft.

Total – 115.43 Sq. Ft.

Monument Sign –

Sign #	Sign Description	Height	Width	Square Footage
16	Fuel Ground Sign	12'	9'- 3 1/2" (9.291')	45.93 sq. ft.

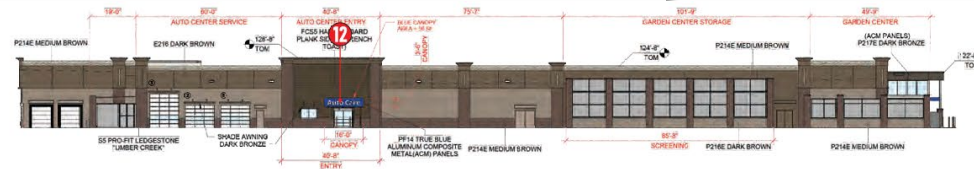
Total – 45.93 Sq. Ft.

Sign Matrix

FRONT / NORTH ELEVATION
SCALE: 1" = 50'



RIGHT SIDE / WEST ELEVATION
SCALE: 1" = 50'



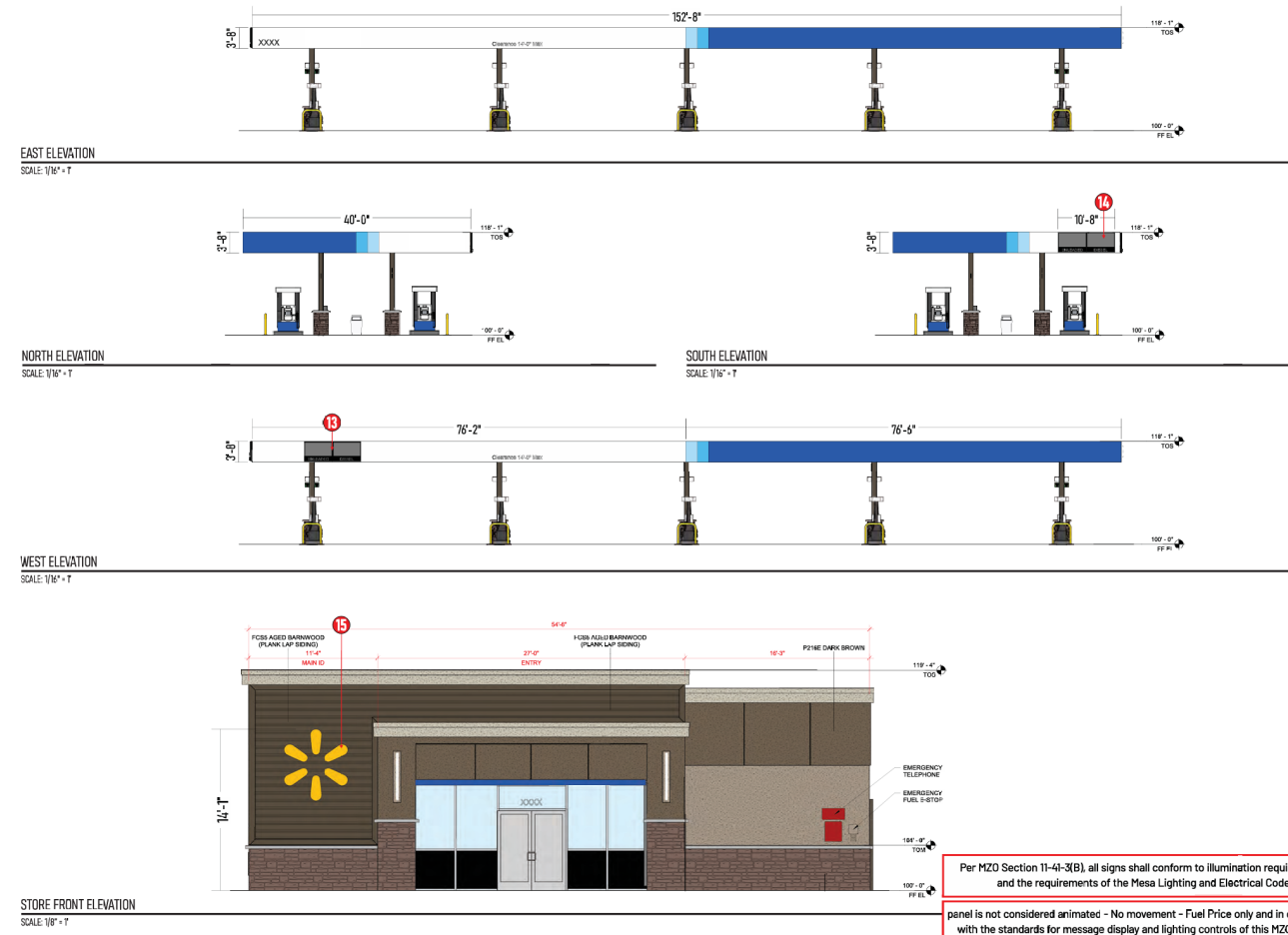
LEFT SIDE / EAST ELEVATION
SCALE: 1" = 50'



REAR / SOUTH ELEVATION
SCALE: 1" = 50'

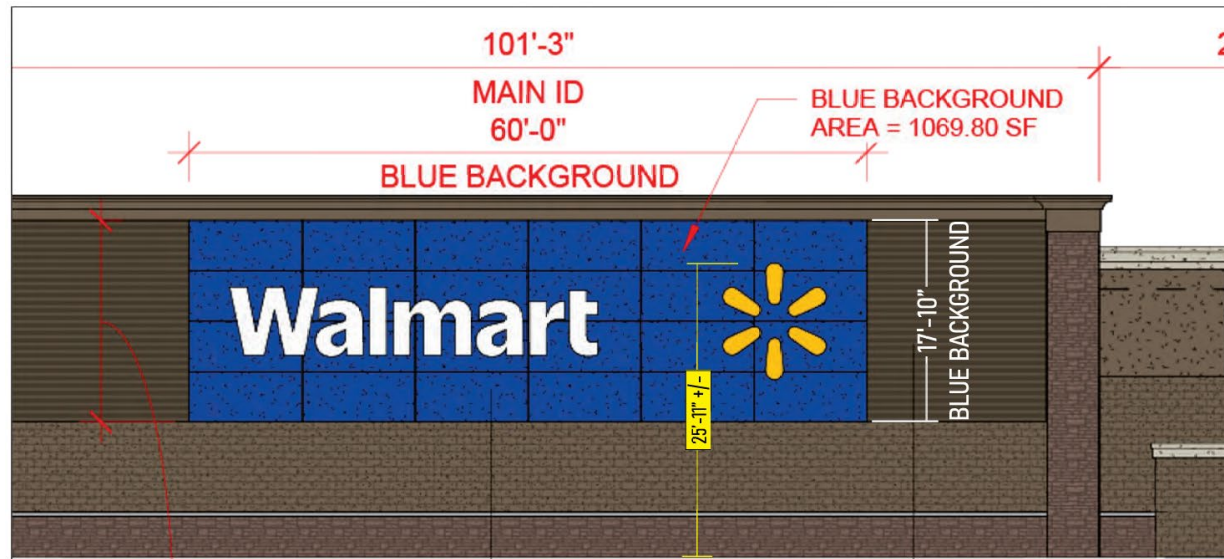


Elevations

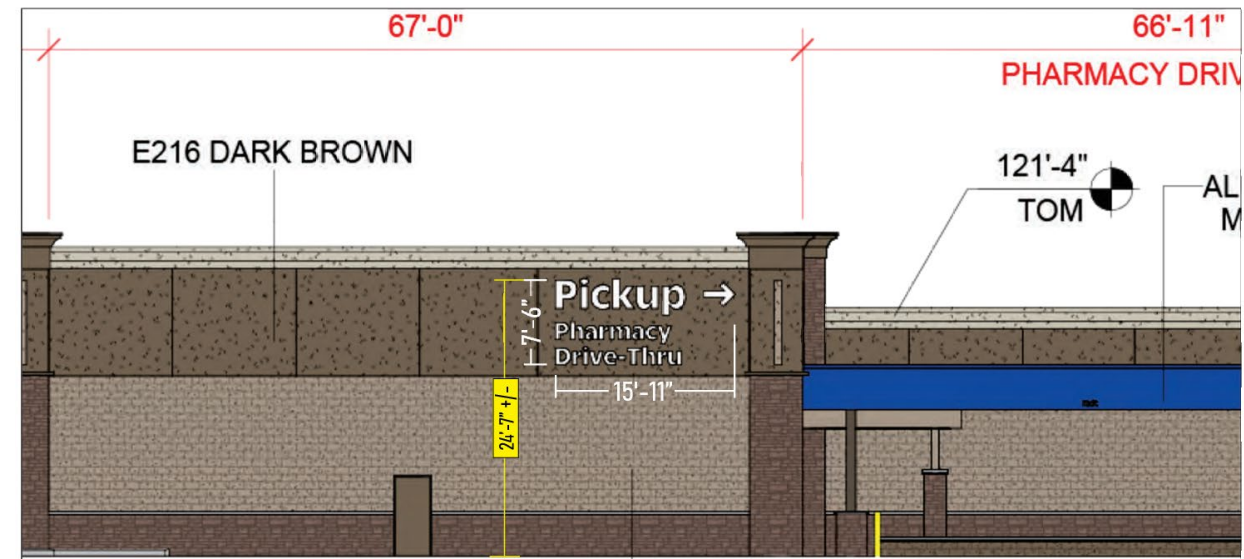




Elevations



REAR ELEVATION
SCALE: 3/32" = 1'



FRONT ELEVATION
SCALE: 3/32" = 1'



Special Use Permit (SUP)

Per MZO Section 11-70-5, a SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria:

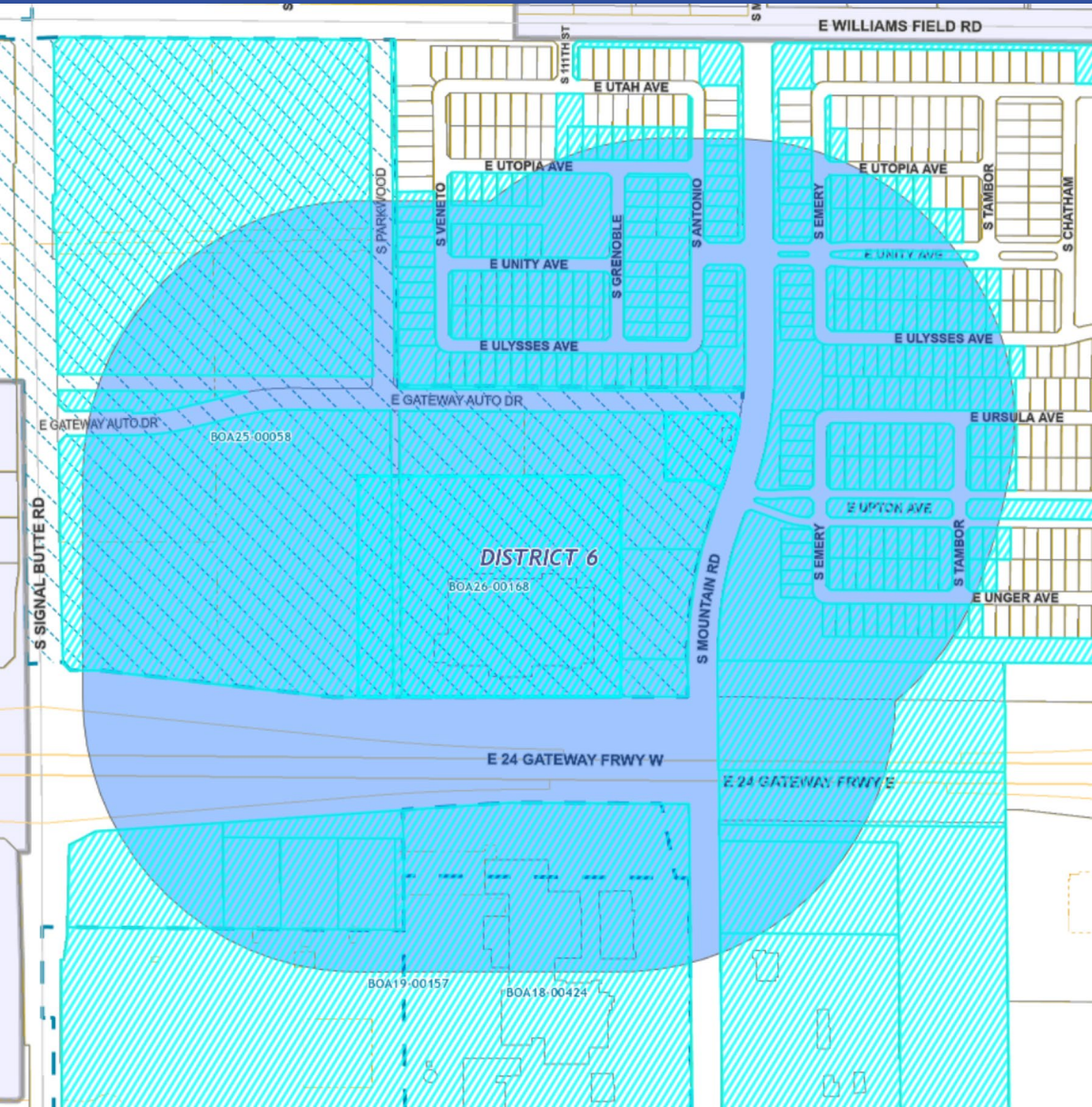
1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
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
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Comprehensive Sign Plan (CSP)

Per MZO Section 11-46-3, the Board of Adjustment may approve a CSP containing elements which exceed the permitted height, area, and number of signs specified in this Sign Ordinance if the CSP conforms to the required findings in 11-70-5 of the Zoning Ordinance and upon a finding that:

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



Citizen Participation

- Notified property owners within 1000', HOAs, and registered neighborhood
- Staff has not received any calls or emails regarding the Proposed Project.



Findings

- Complies with the 2050 Mesa General Plan
 - Meet the SUP findings of 11-70-5
 - Meets the CSP Criteria of 11-46-3



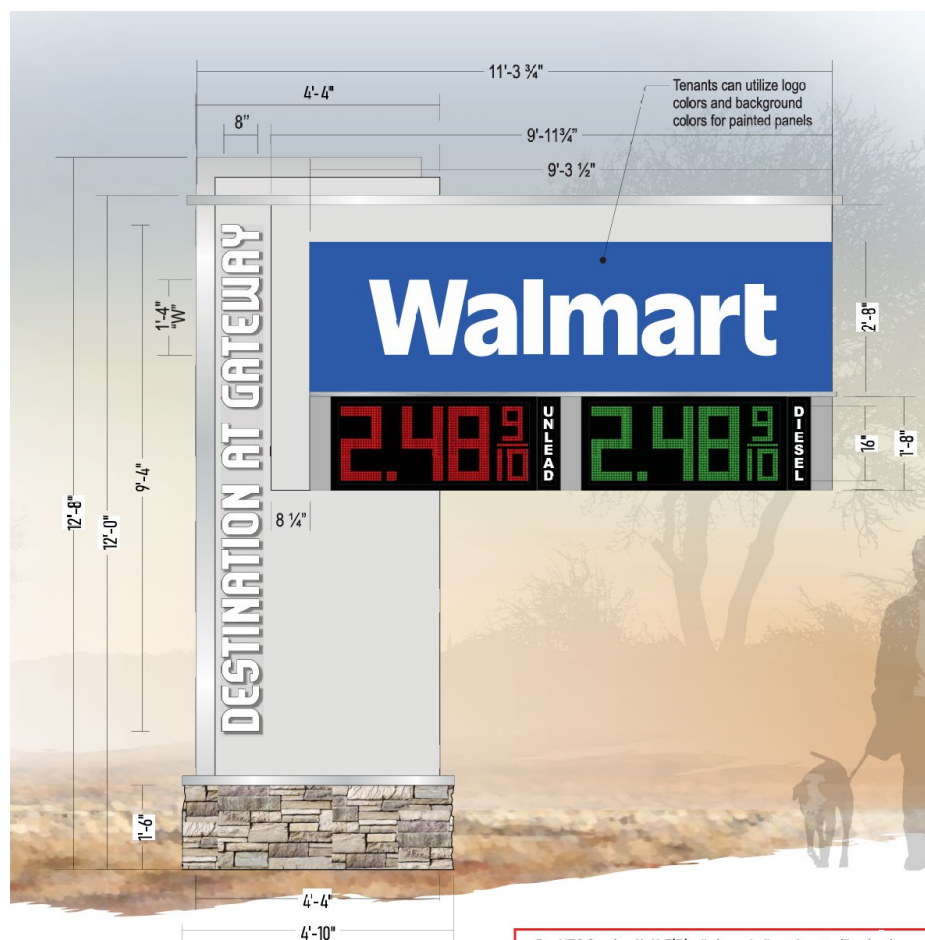
Recommendation

Approval with conditions

City of Mesa

Board of Adjustment

Elevations



Per MZO Section 11-41-3(B), all signs shall conform to illumination req

