



Board of Adjustment



BOA25-00263

CSP Amendment Request



Request

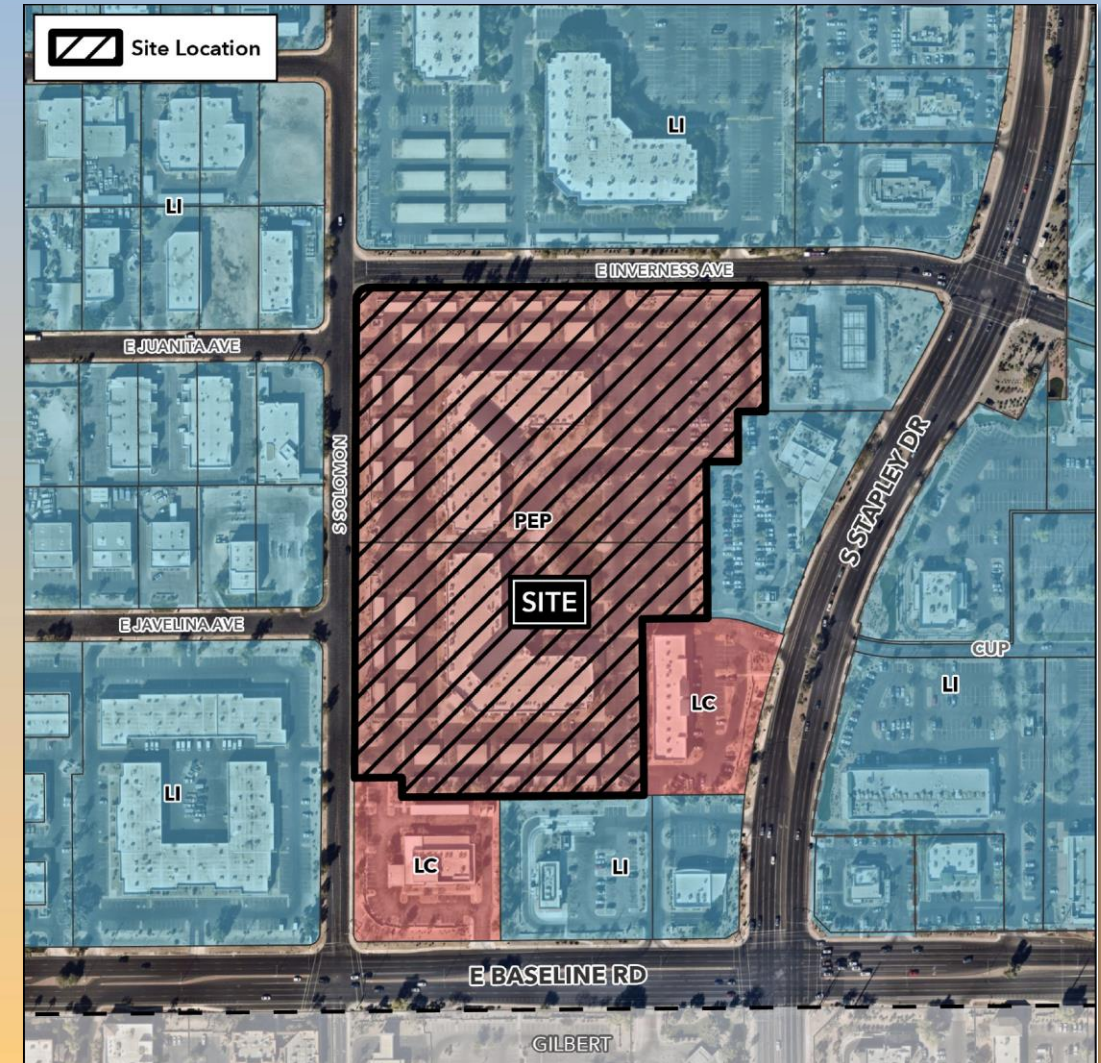
- Special Use Permit for a modification to a Comprehensive Sign Plan (CSP)





Location

- 1840 and 1910 South Stapley Drive
- North of Baseline Road
- West of Stapley Drive

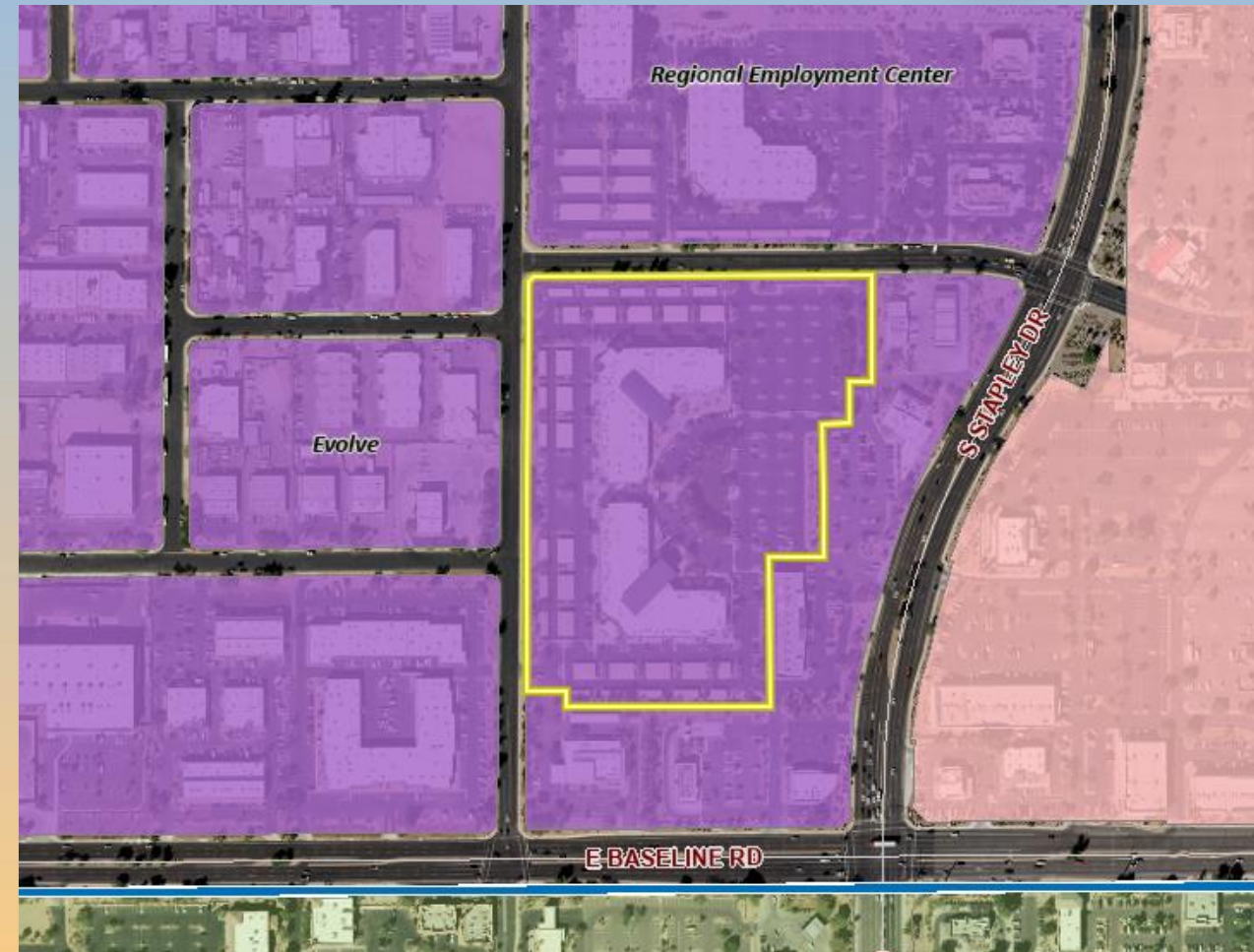




General Plan

Regional Employment Center – Evolve

- Accommodate large employers such as corporate headquarters, hospitals and medical centers
- Principal land uses include business offices and medical facilities





Zoning

- Planned Employment Park (PEP)





Site Photo



Looking east towards the site from Solomon



Site Photo



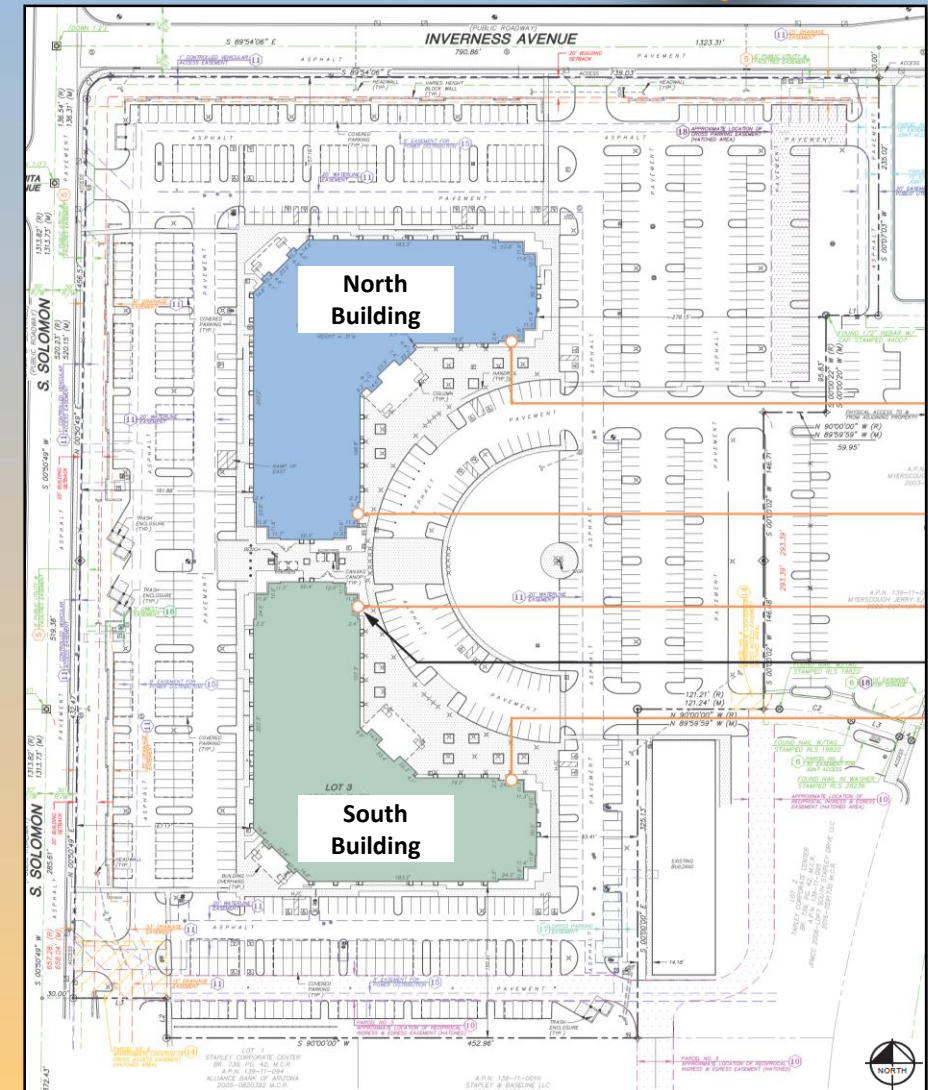
Looking east towards the site from South Solomon



Sign Plan – Wall Signs

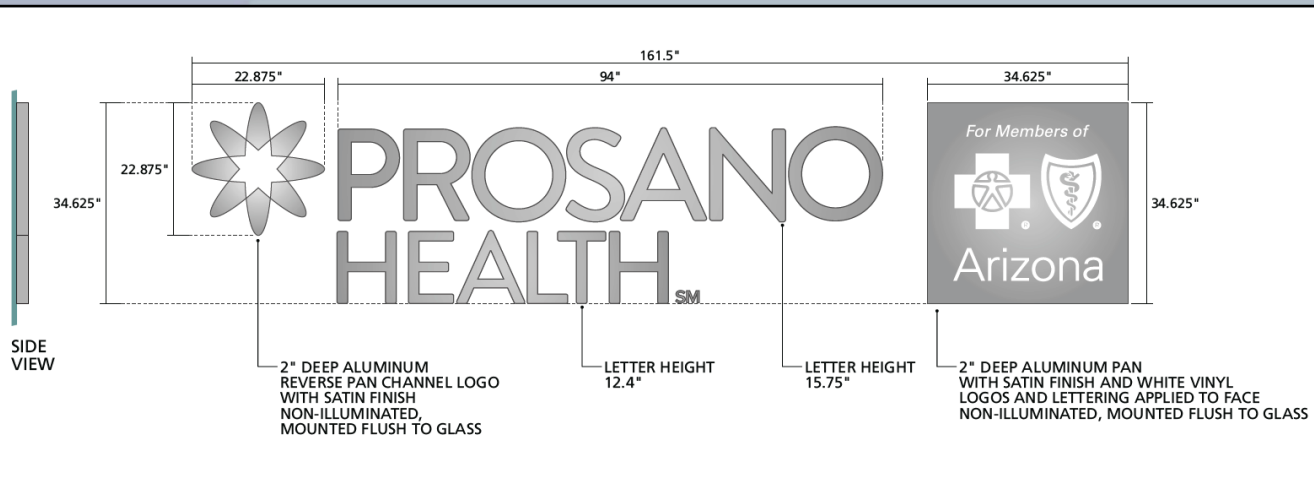
Proposed:

- Addition of four new non-illuminated wall signs
- A maximum sign area of:
 - 320 square feet on North Building
 - 240 square feet on South Building
- Allow for the placement of attached signs on the glass portions of the building





Sign Plan

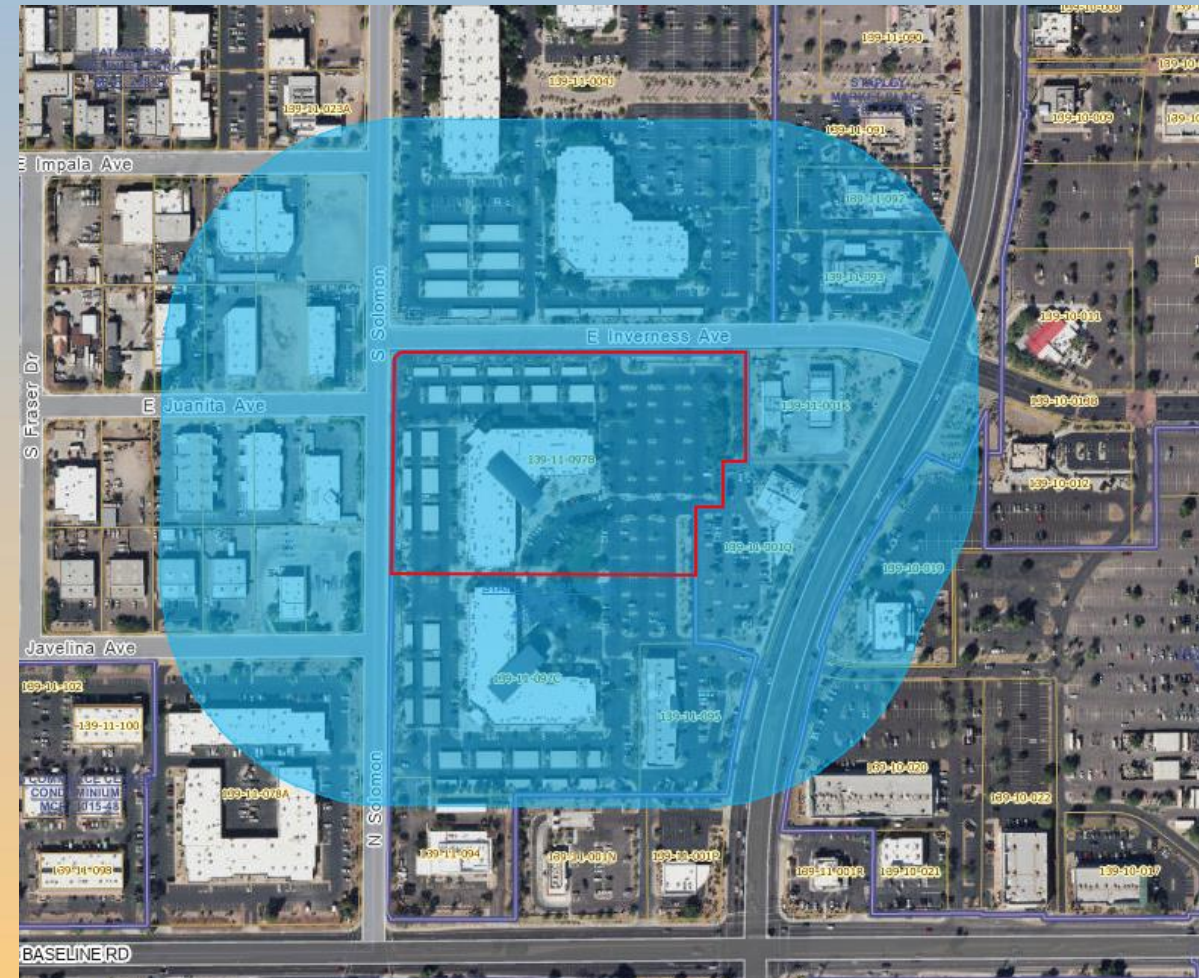


Proposed west elevation of South Building



Citizen Participation

- Notified property owners within 500 feet
- No comments received from neighboring property owners





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 the CSP criteria of Section 11-46-3(D) of the MZO
- ✓ Meets the SUP findings of Section 11-70-5(E) of the MZO

Staff recommends Approval with Conditions



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