

City of Mesa

# Board of Adjustment

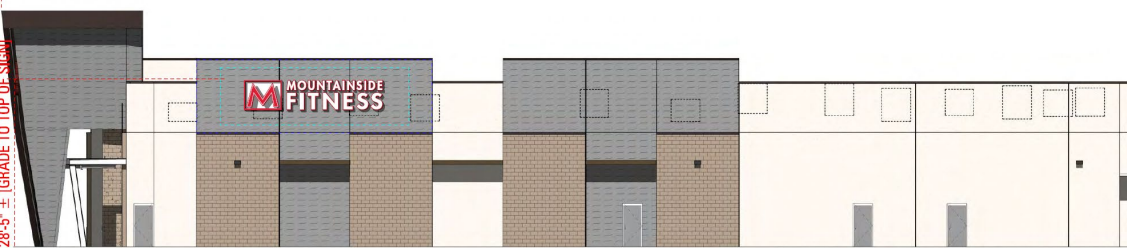
BOA26-00041  
Mountainside Fitness CSP  
Amendment

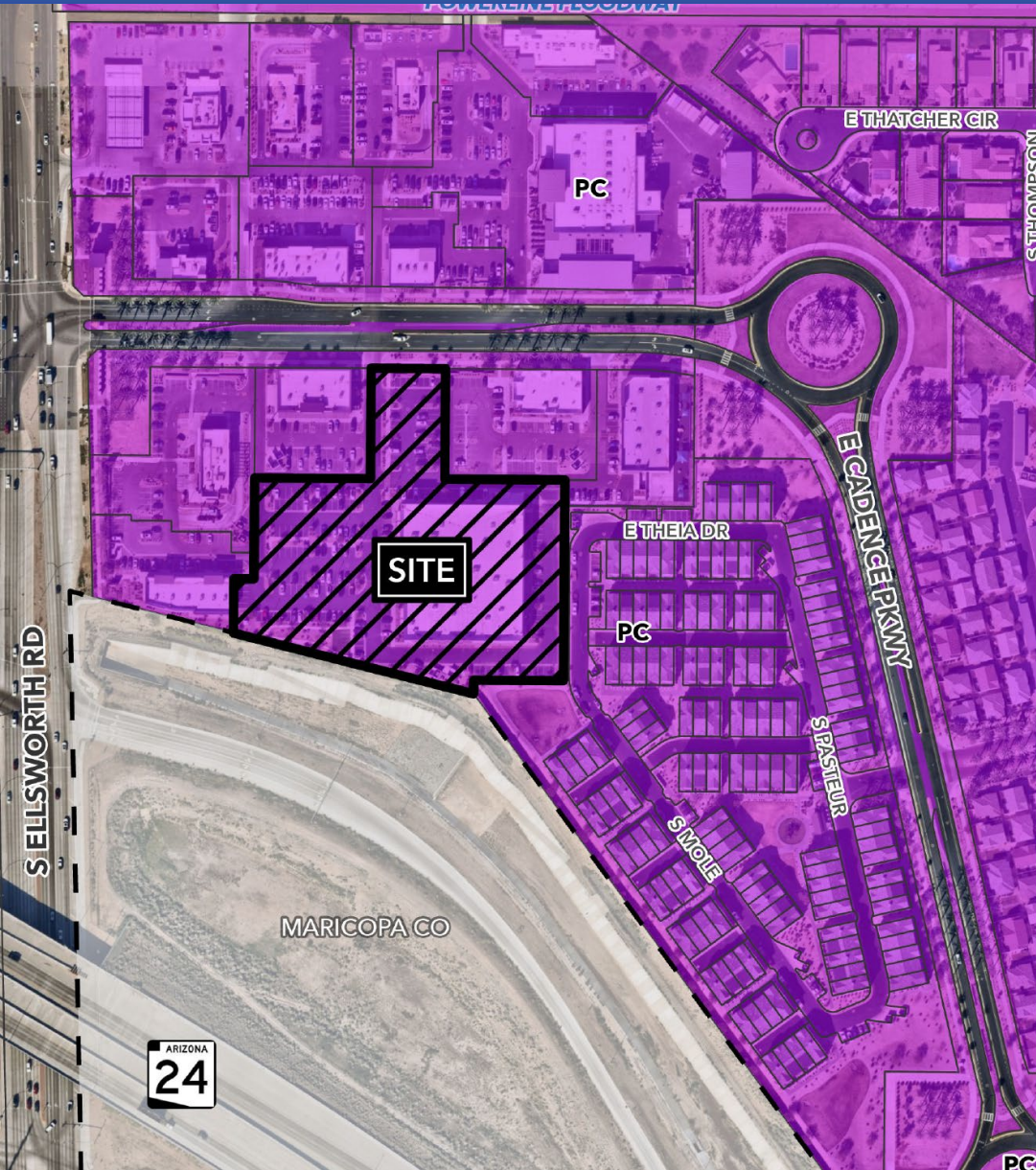
Kwasi Abebrese, Planner II



# Request

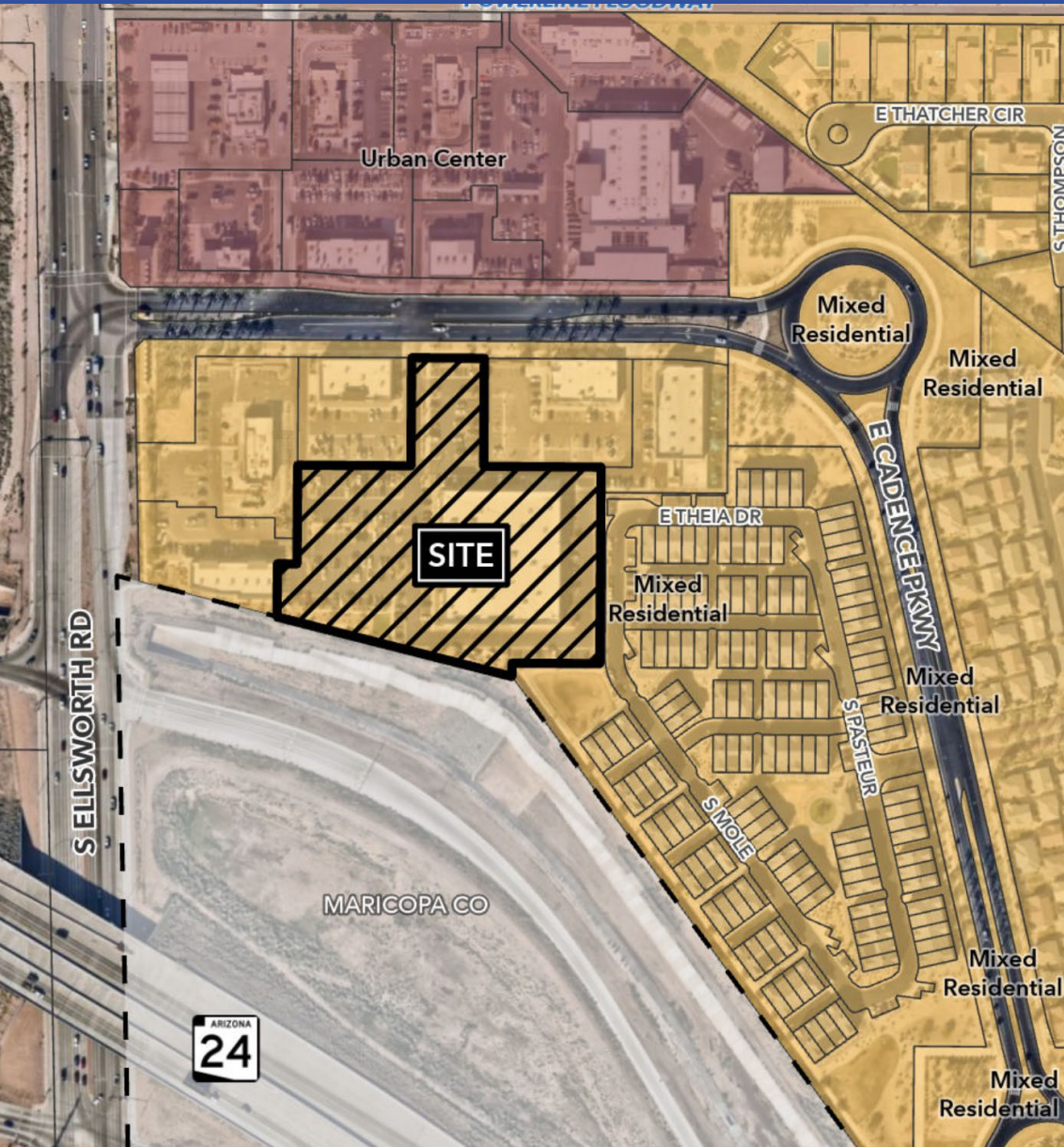
- Special Use Permit
- To allow for a modification to a Comprehensive Sign Plan





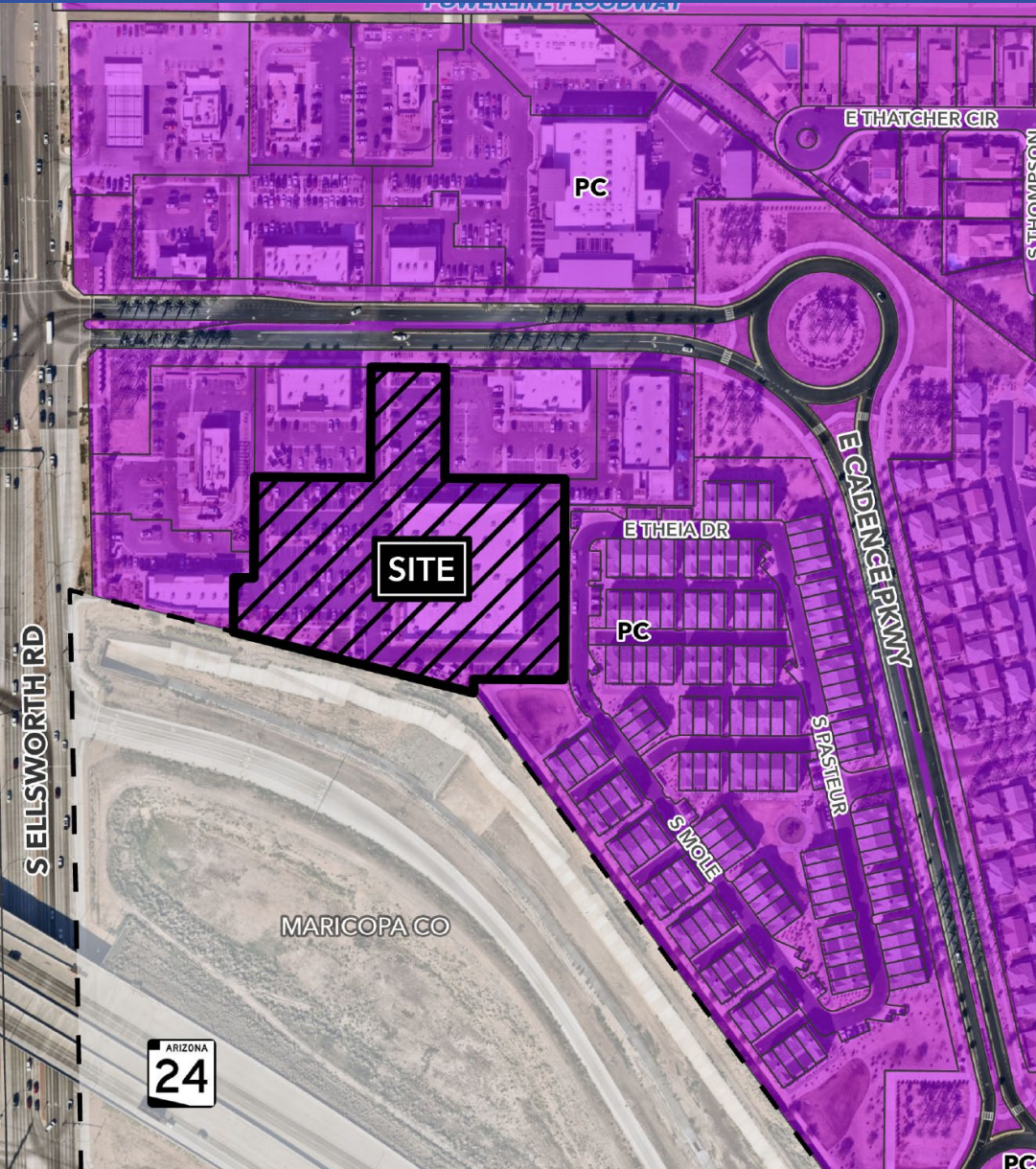
# Location

- 3.8± parcel
- 9311 East Cadence Parkway
- North of SR-24 Gateway Freeway
- South of Cadence Parkway



# General Plan

- Mixed Residential Placetype
- Evolve Growth Strategy



# Zoning

- Planned Community (PC)
- Cadence Community Plan
- Community Commercial Land Use Group (LUG)
- Phase 2 of Development Unit 1
- Existing CSP was approved in 2020 (Case No. BOA20-00226)



# Site Photos



Looking north towards the site from the SR-24 Freeway



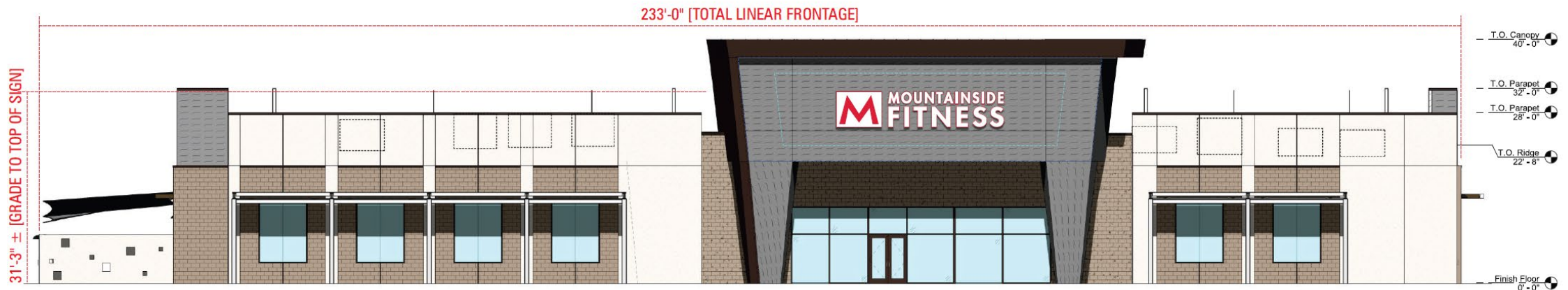
# Sign Plan

- One existing 160 sq. ft. attached sign at the west side of the building
- Addition of one 118 sq. ft. attached sign at the south elevation of the building
- Increase in the maximum aggregate sign area from 186.4 sq. ft. to 278 sq. ft.



# Sign Plan

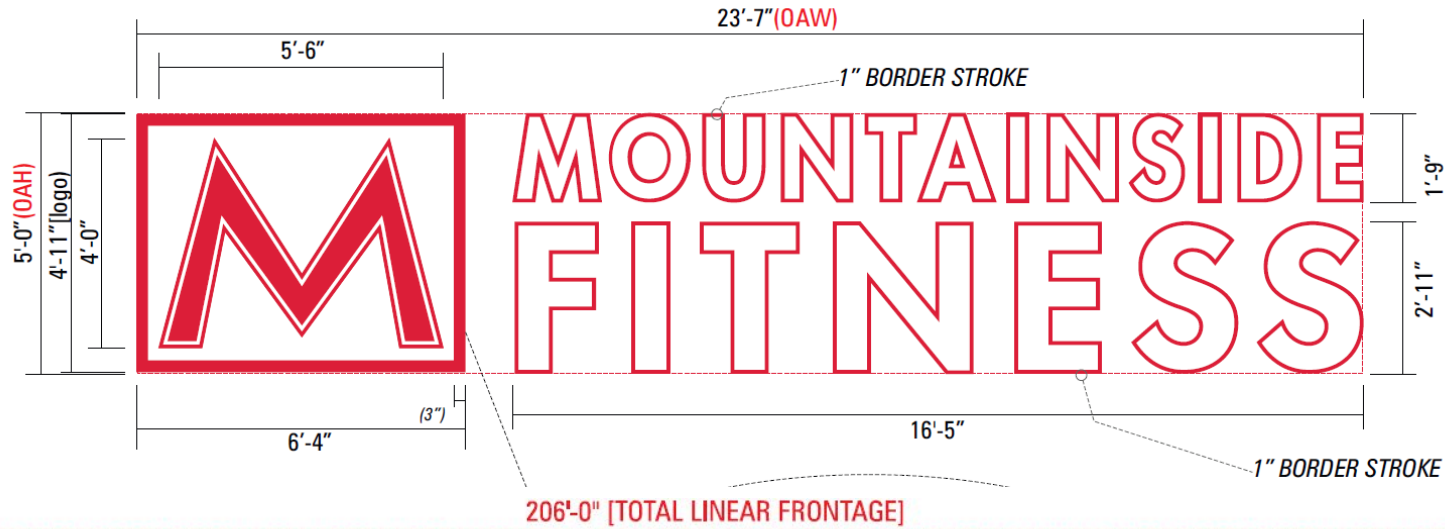
~EXISTING SIGN SPECIFICATION~





# Sign Plan

## Proposed Sign



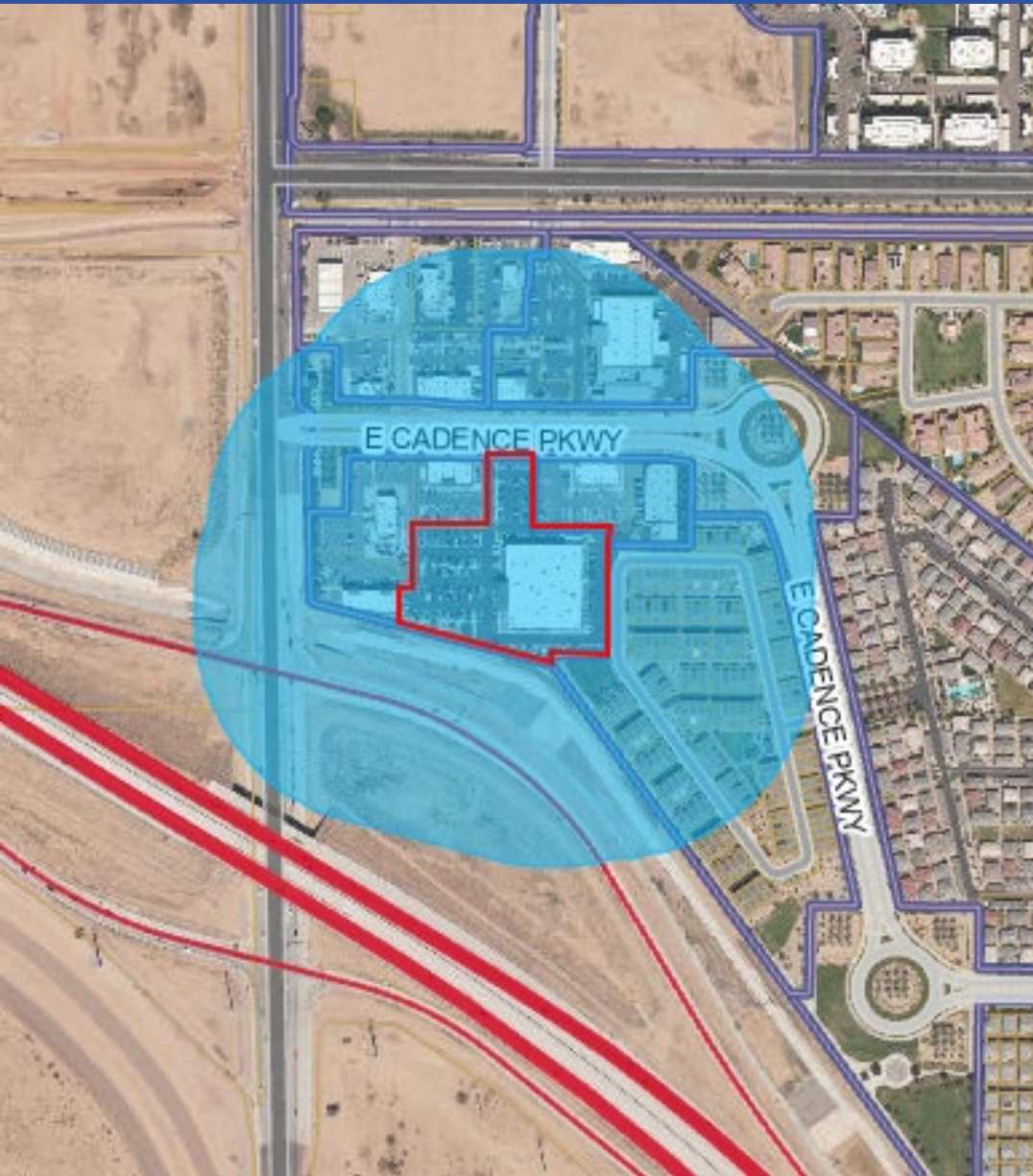
South Elevation



## 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.



# Notification

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



# Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Section 4.7 of Phase 2 of the Development Unit 1 Plan
- ✓ Meets the review criteria of Chapter 15 of the Cadence Community Plan
- ✓ Meets the SUP findings of Section 11-70-5(E) of the MZO



# Recommendation

Approval with conditions

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