



# Board of Adjustment



# BOA26-00112

## Mid-Mesa Medical CSP

Sergio Solis, Planner I

April 1, 2026



# Request

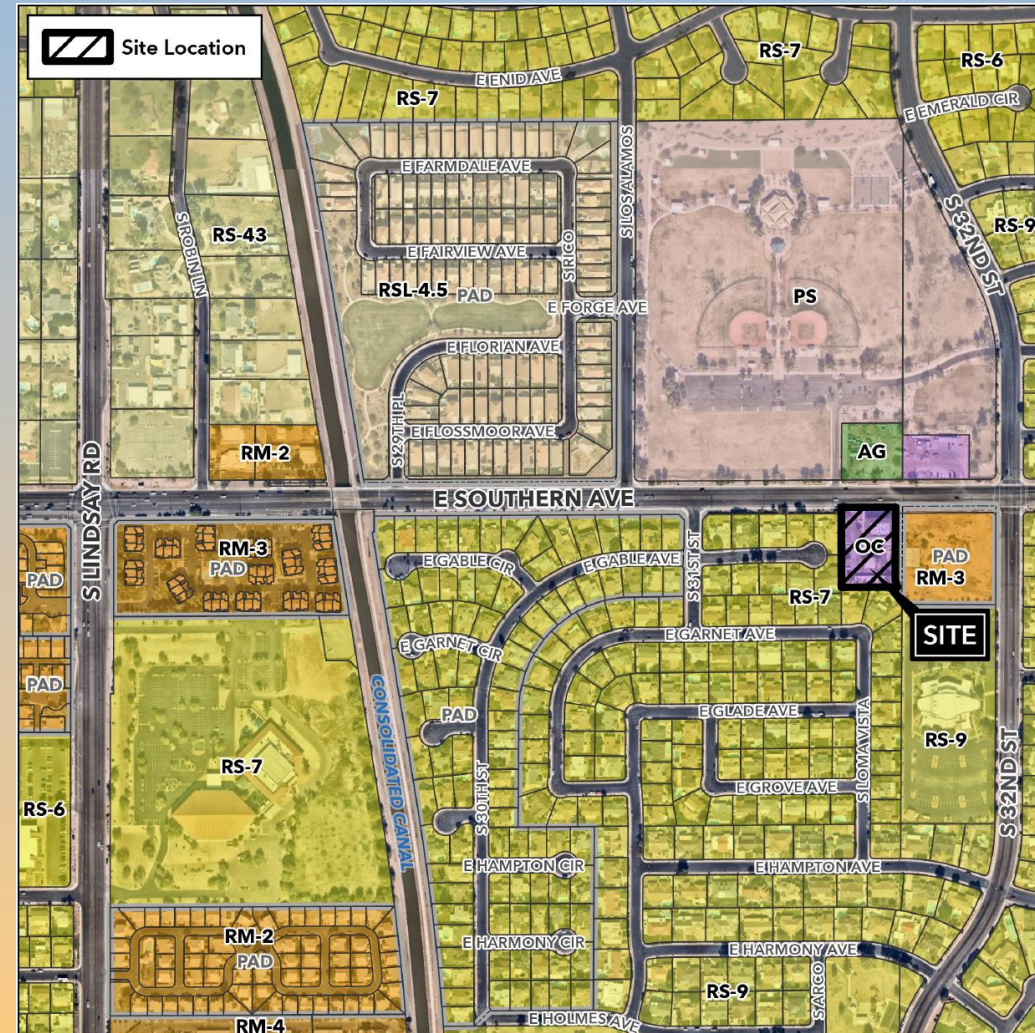
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





# Location

- East of Lindsay Rd.
- West of 32<sup>nd</sup> St.
- North of Southern Ave.





# General Plan

## Traditional Residential – Sustain

- Small-scale offices are supportive uses in this Placetype when located along arterial roadways and designed to be compatible with and connected to the surrounding neighborhood





# Zoning

- Office Commercial (OC)
- Business Offices are permitted in the OC District





# Site Photo



Looking south towards the project site



# Site Plan



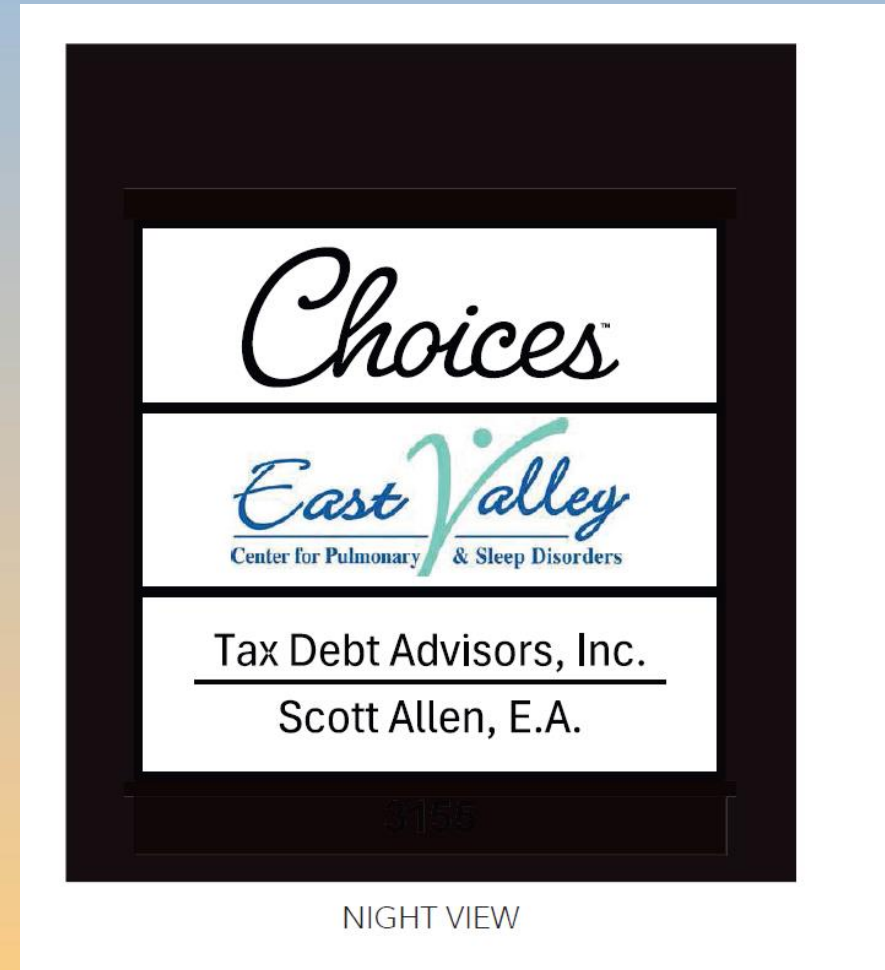


# Sign Plan – Detached Signs

Development Standard	MZO Allowance	CSP Proposed
<p>MZO §11-43-3-C-2</p> <p>Detached Signs Allowances:</p> <p>Maximum Height</p> <p>Maximum Aggregate Sign Area (attached and detached combined)</p>	<p>8 feet (96 in.)</p> <p>32 square feet</p>	<p><b>11 feet – 4 inches (136 in.)</b></p> <p><b>200 square feet (detached sign only)</b></p>

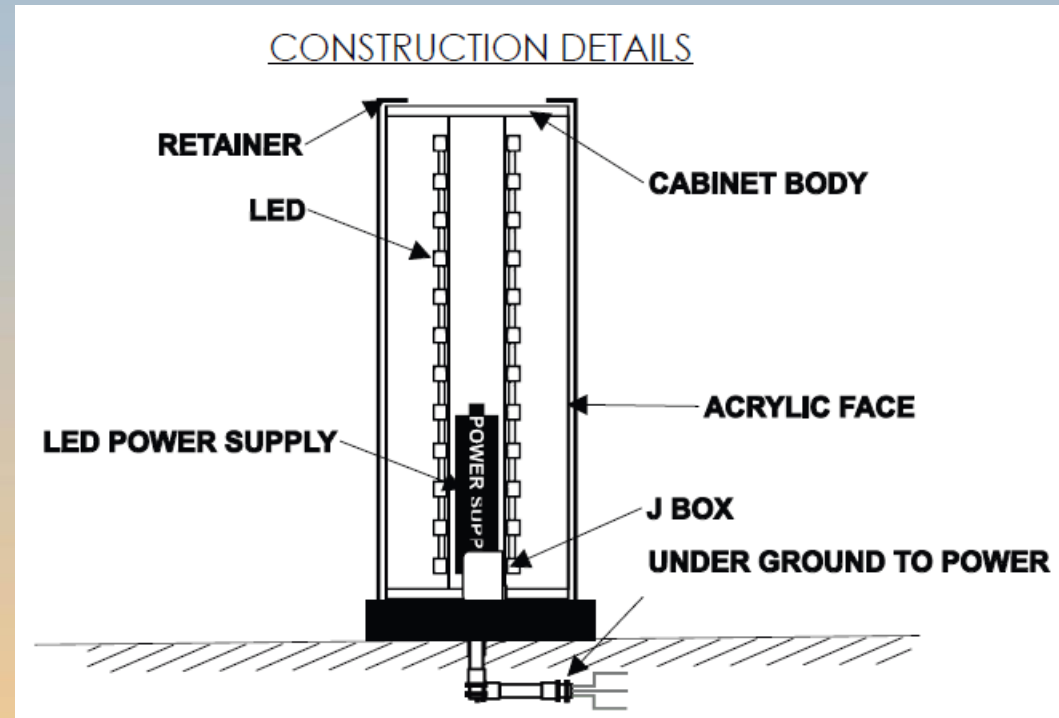


# Sign Plan





# Sign Plan





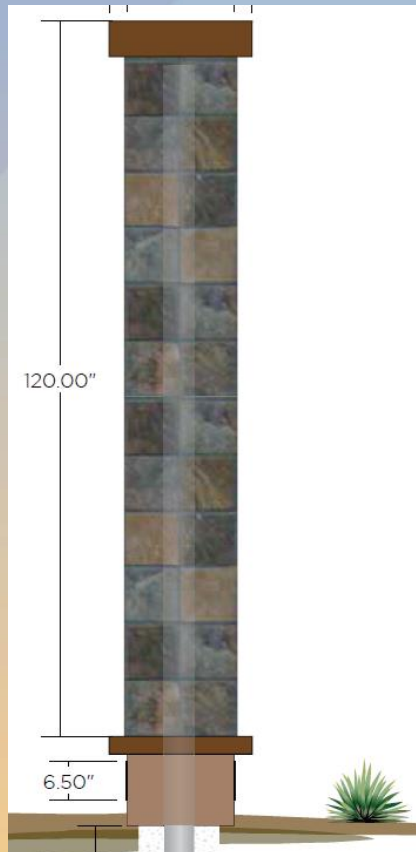
# Rendering



ELEVATION RENDERING (FACING EAST)



# Color & Materials



## SPECIFICATIONS:

MANUFACTURE AND INSTALL D/S ILLUMINATED CABINET

ALUMINUM CABINET PAINTED MP BLACK WITH A 2" RETAINER

WHITE PLEX PANELS WITH FULL COLOR TRANSLUCENT DIGITAL PRINTS

INTERNAL WHITE LED ILLUMINATION





CABINET SIDES CLAD WITH TILE TO MATCH EXISTING

6" TOPPER AND 3" BASE CAP PAINTED MP TO MATCH BUILDING COLOR

1/4" ALUMINUM FLAT CUT OUT ADDRESS NUMBERS PAINTED MP BLACK AND FLUSH MOUNTED TO BASE

5"Ø SCHEDULE 40 PIPE SET INTO 2' x 7' - 0" 2500 PSI CONCRETE FOOTER

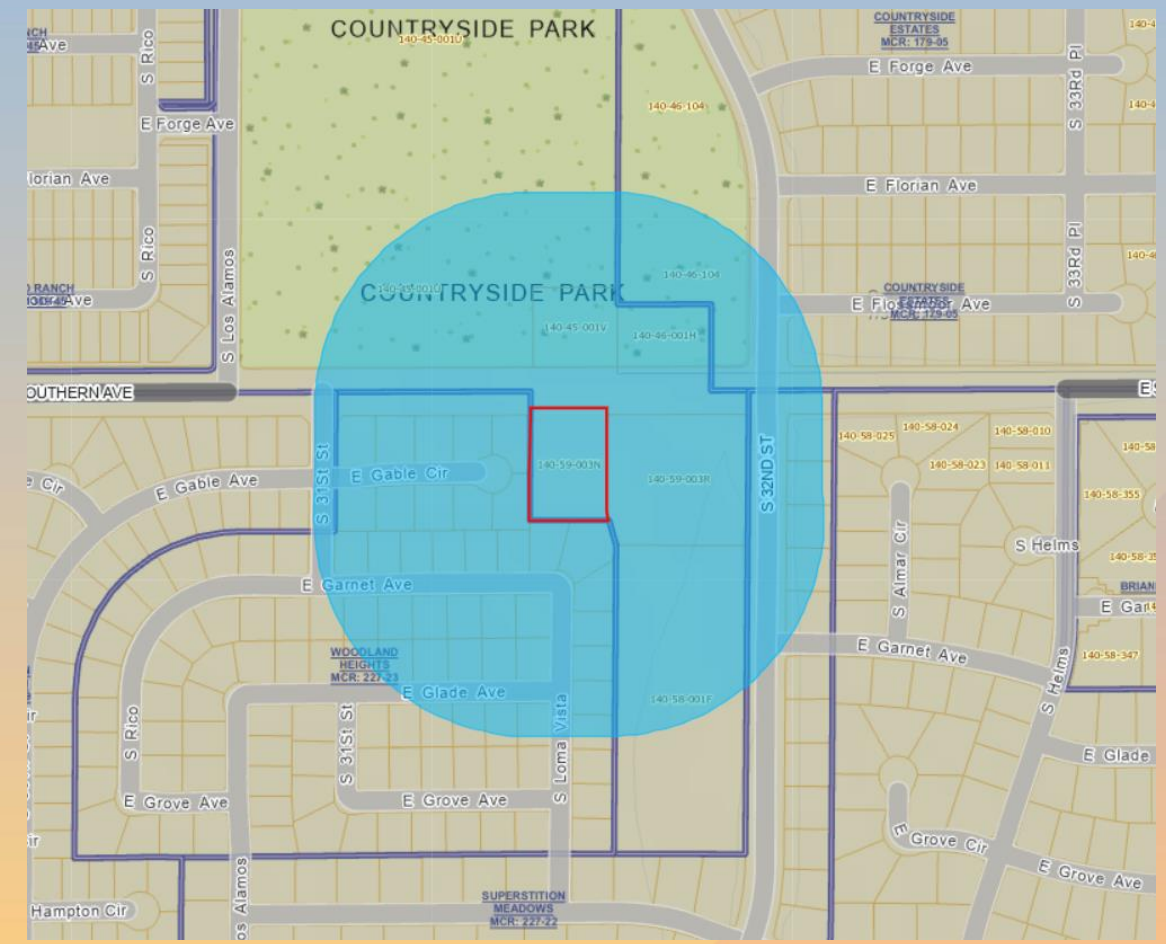
## COLOR SCHEDULE:

-  FULL COLOR TRANSLUCENT DIGITAL PRINT
-  MP 89146 / SW 9092 ICED MOCHA
-  MP TO MATCH
-  MP BLACK



# 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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