



Planning & Zoning Board



MCC Billboards ZON24-00767

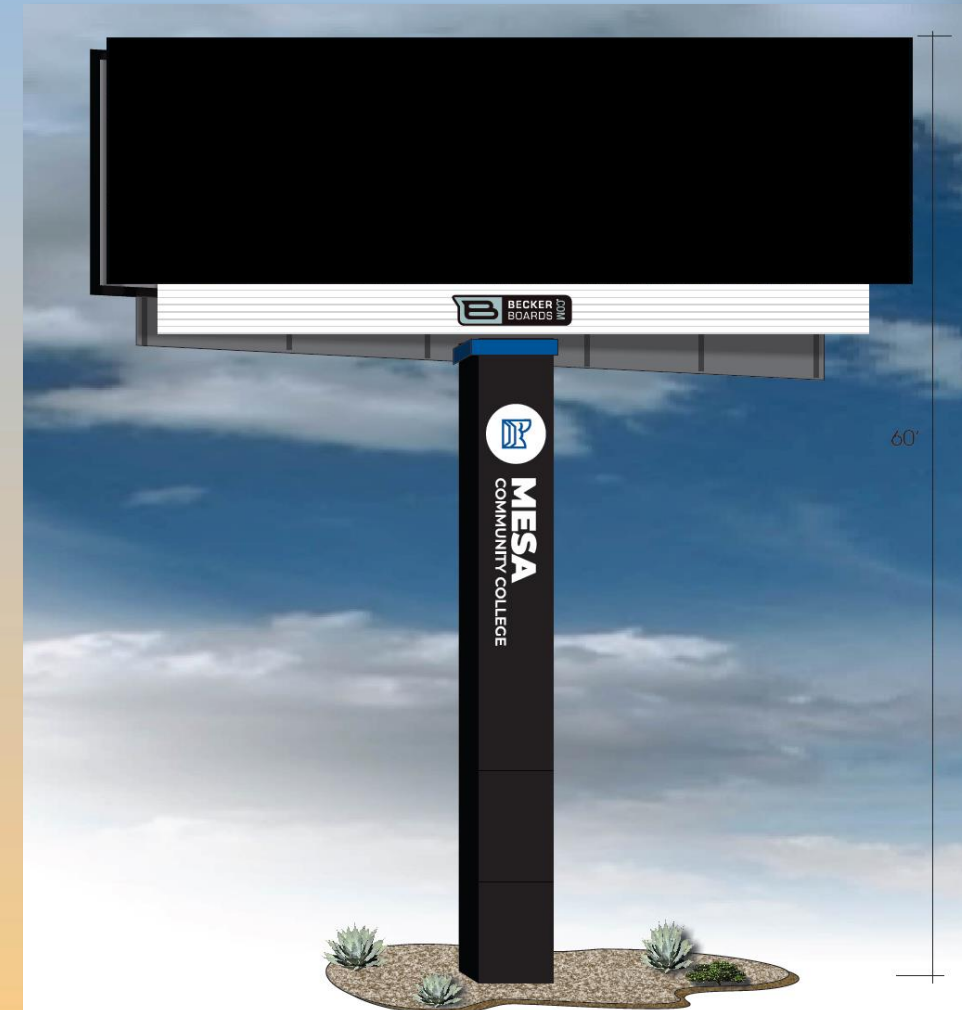
Josh Grandlienard, Senior Planner

November 13, 2024



Request

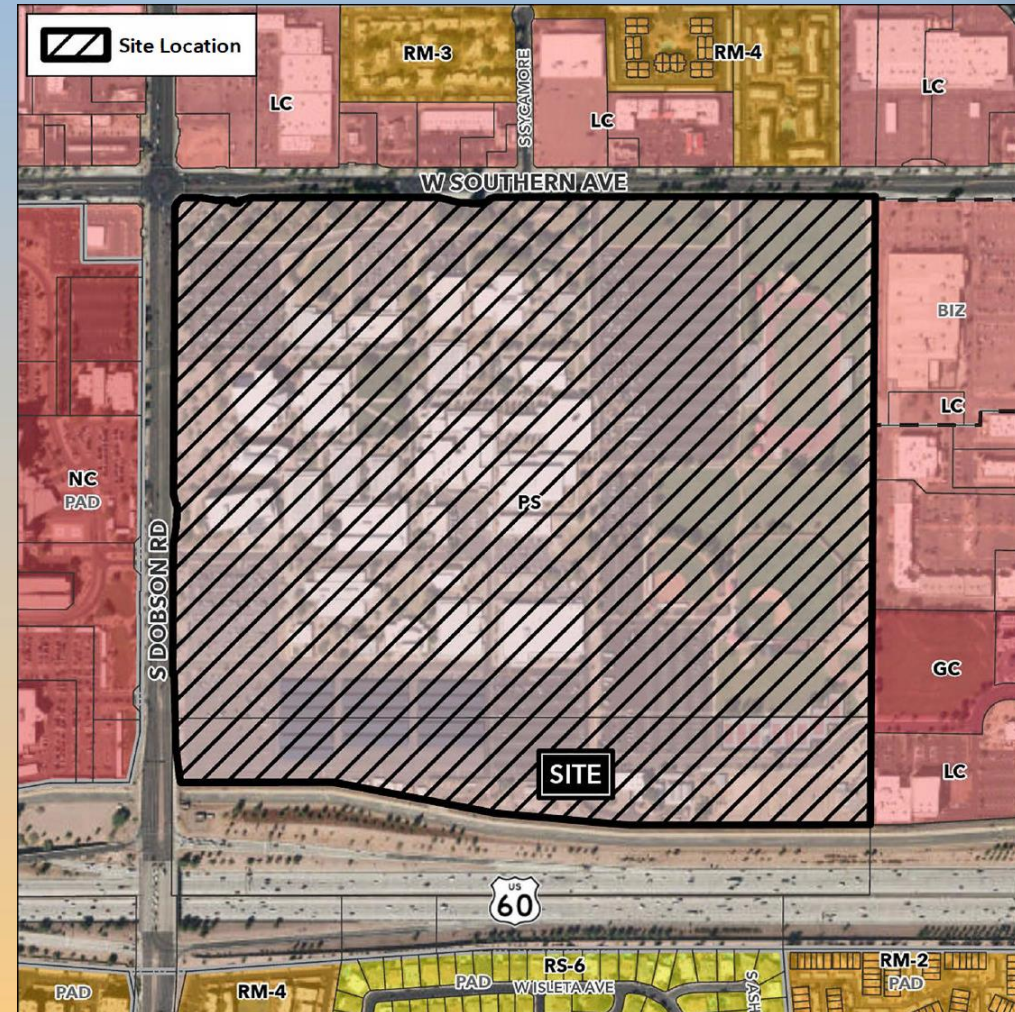
- Rezone from Public / Semi-Public (PS) to Public / Semi-Public with a Billboard Overlay (PS-BO)
- To allow the development of two billboards





Location

- South of Southern Avenue
- East of Dobson Road

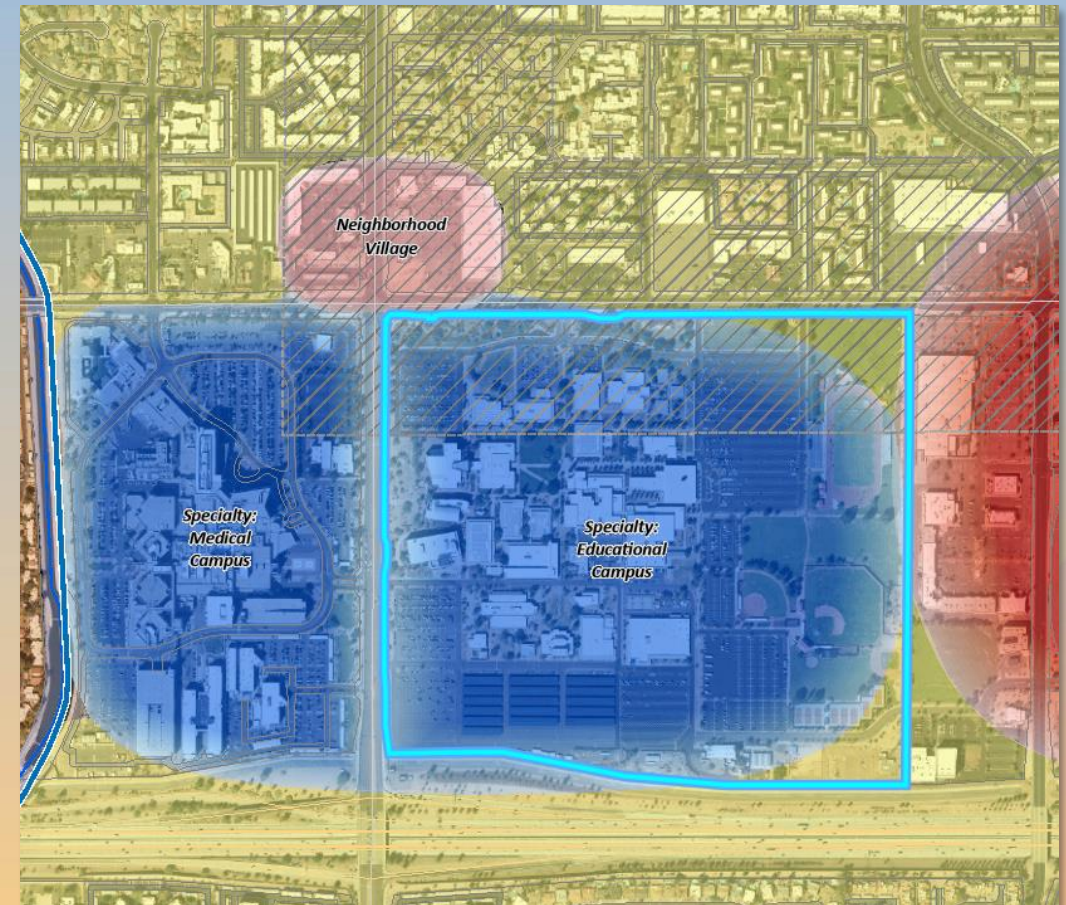




General Plan

Specialty: Education Campus

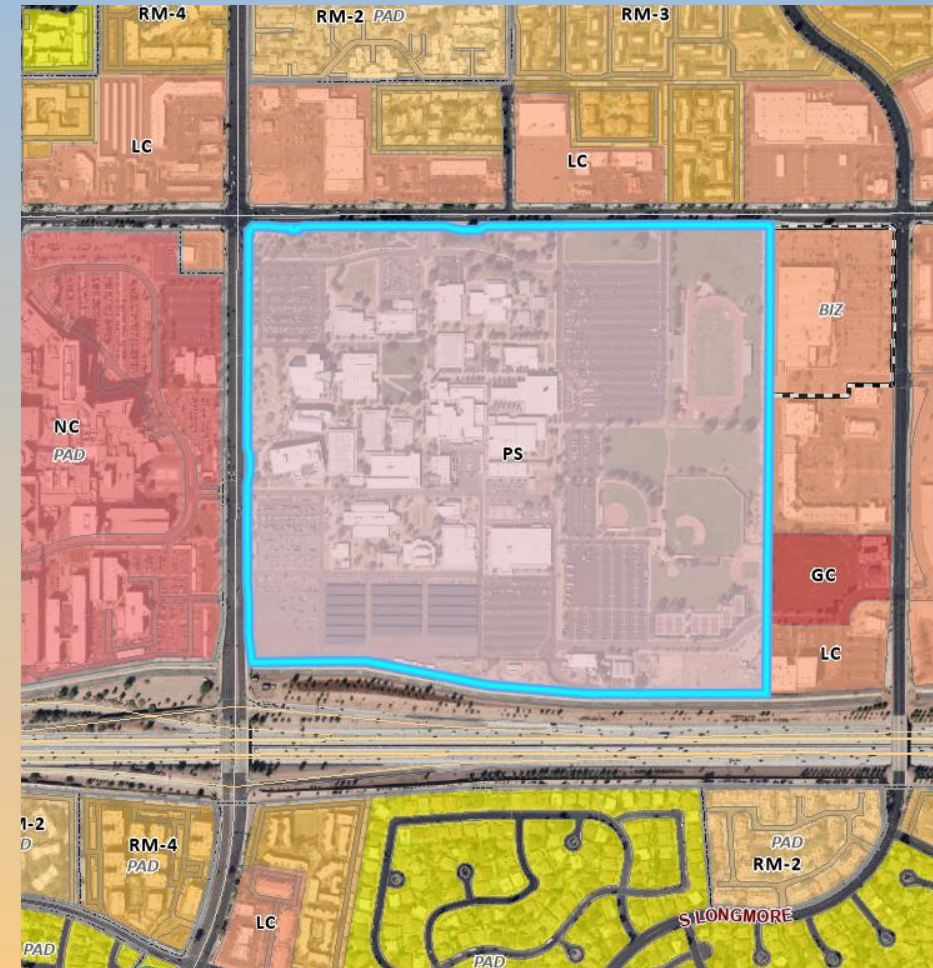
- Intended for education facilities including but not limited to grade schools and Public institutions
- Complies as a part of the Mesa Community College Campus





Zoning

- Concurrent Intra-government Agreement
- Rezone from PS to PS-BO





Site Photo



Looking south from Longmore
Way



Site Photo

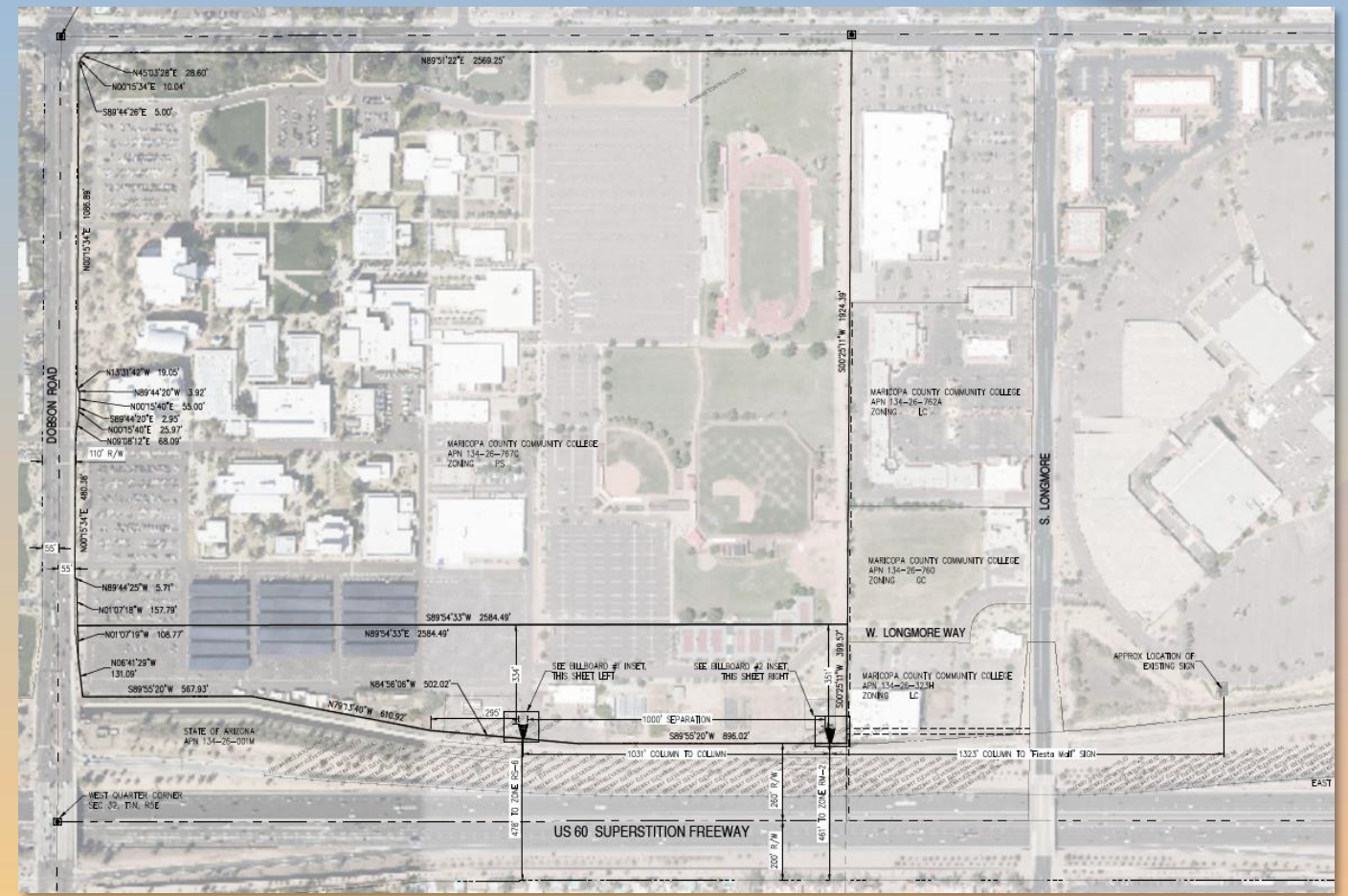


Looking south from Longmore
Way



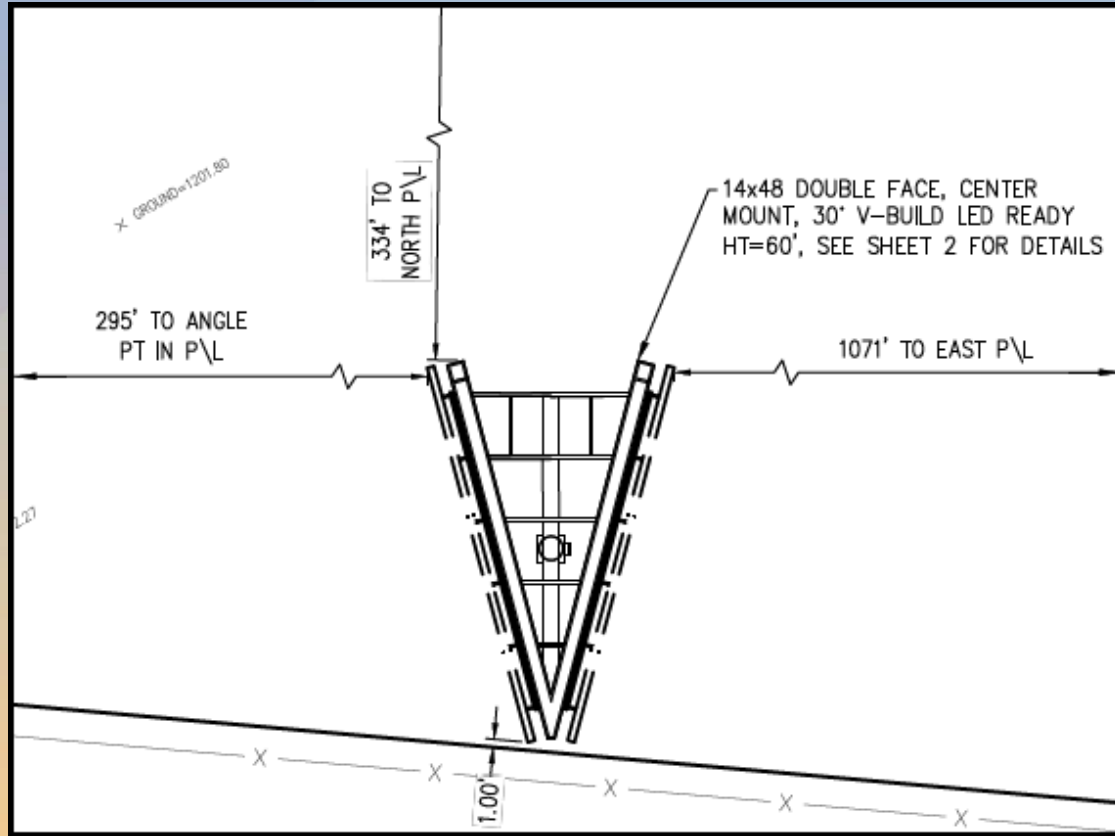
Site Plan

- 134.5± acres
- Vehicle access will be via Longmore Way
- 2 Billboard locations located on the North side of US 60
- Signs meets required setback of 1 foot

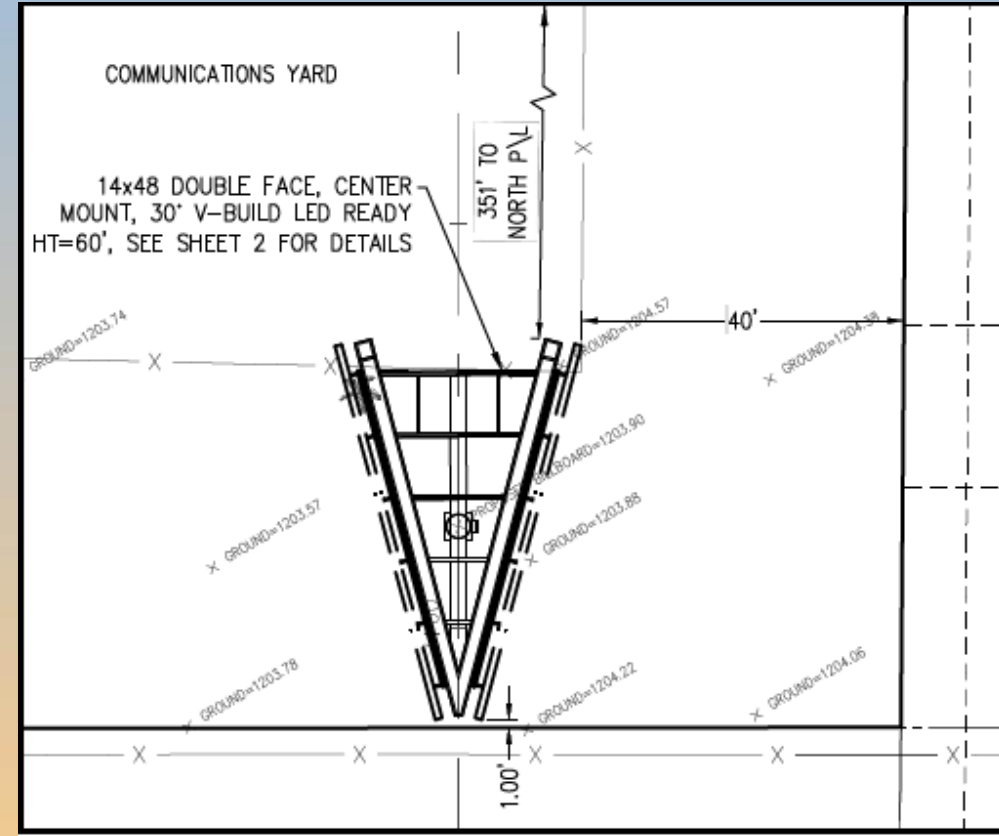




Site Plan



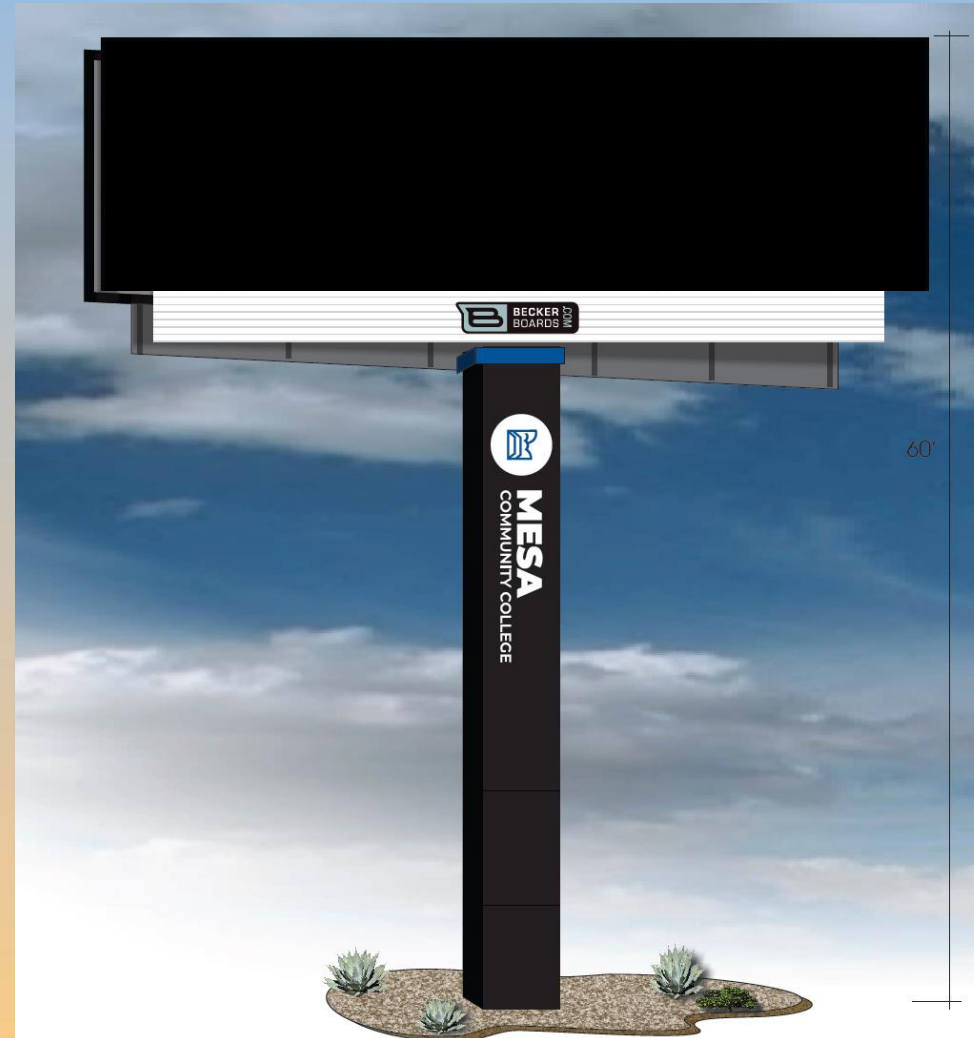
BILLBOARD #1 AREA
SCALE 1" = 20'



BILLBOARD #2 AREA
SCALE 1" = 20'



Elevations





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting September 12, 2024
- Neighboring property owners to the south of US 60 had concerns with lighting impacts from the proposed Billboard

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA
TIME: 4:00 PM DATE: November 13, 2024
CASE: ZON24-00767
Request: Rezone from Public and Semi-Public (PS) to Public and Semi-Public with a Billboard Overlay (PS-BO) and Site Plan Review to allow for two billboards.
Applicant: PEW & LAKE, PLC
Phone: (480) 461-4670
Planning Division: (480) 644-2385
Posting date: 10/28/24

October 28, 2024 at 7:20 AM
+33.392943,-111.871325
1855-1871 W Southern Ave
Mesa AZ 85202
United States
Rose Garden



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 25 of the MZO for a BO Overlay

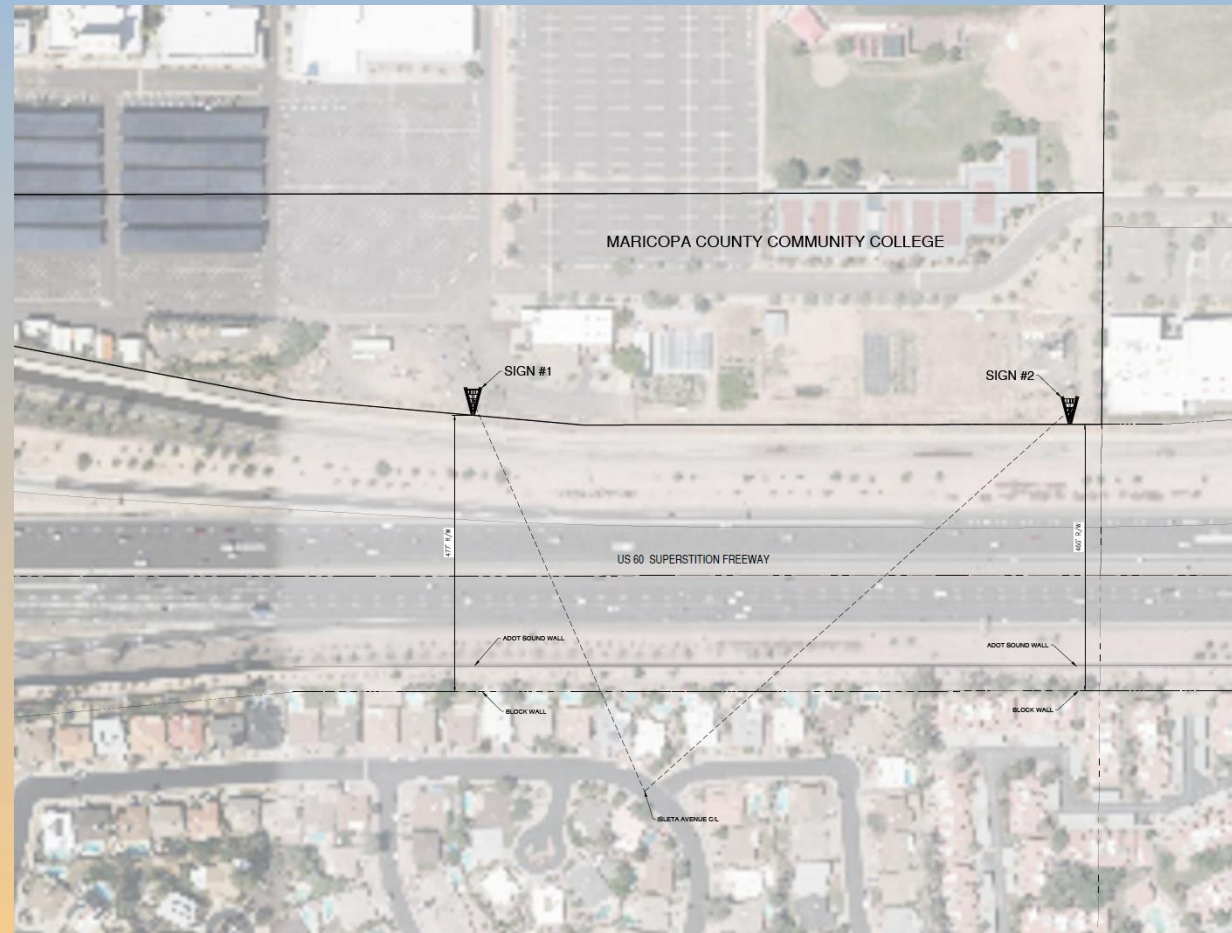
Staff recommend Approval with Conditions



Planning & Zoning Board



Line of Sight





Line of Sight

