



Board of Adjustment



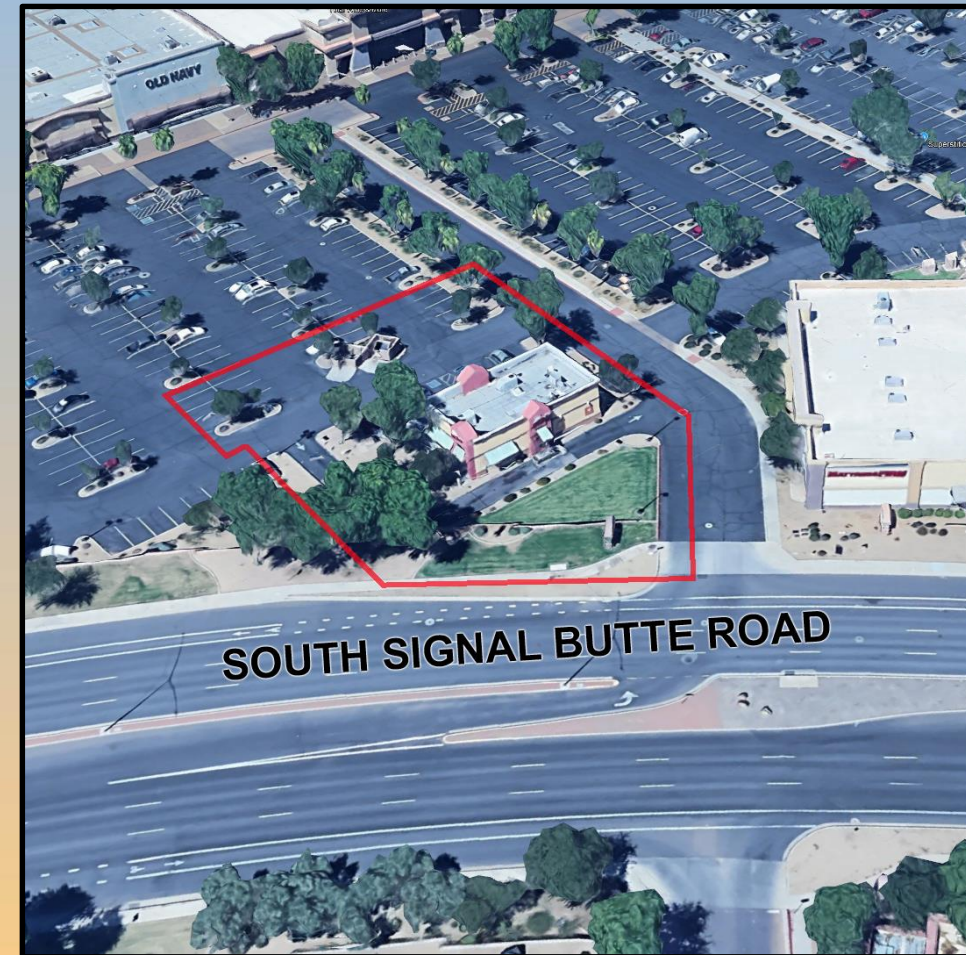
BOA25-00390

Del Taco #1038



Request

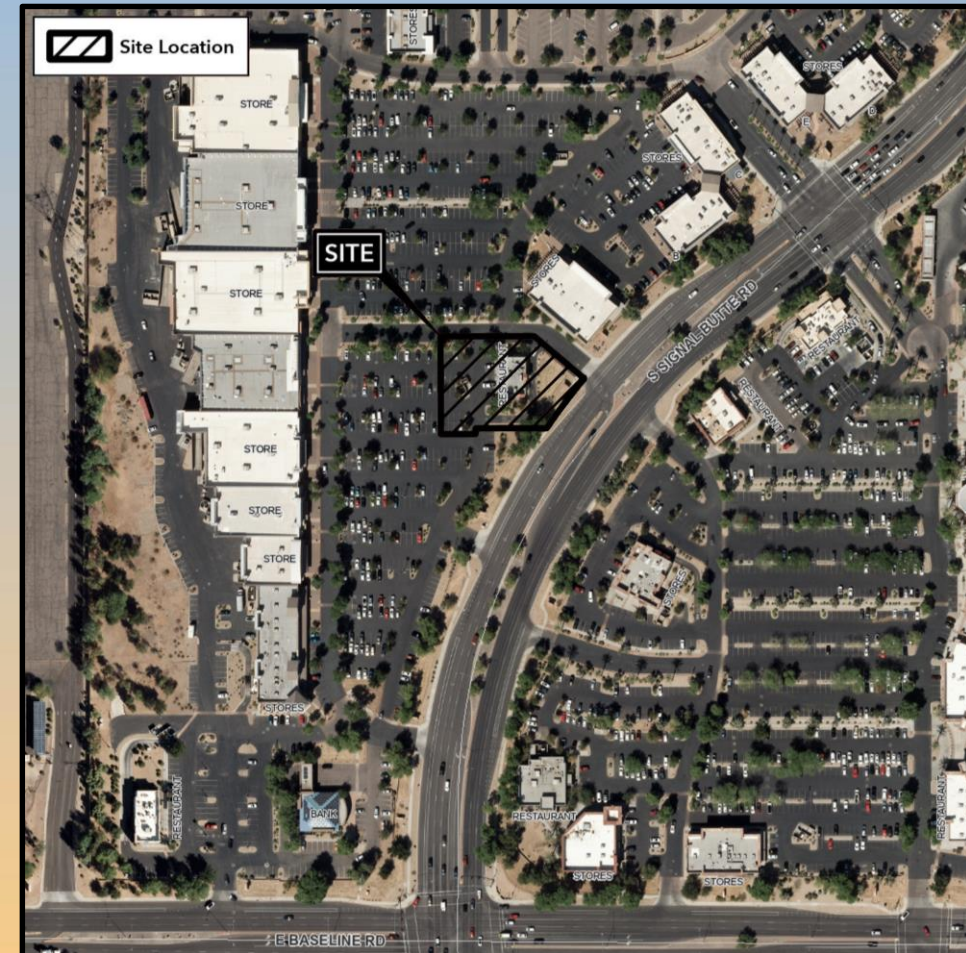
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





Location

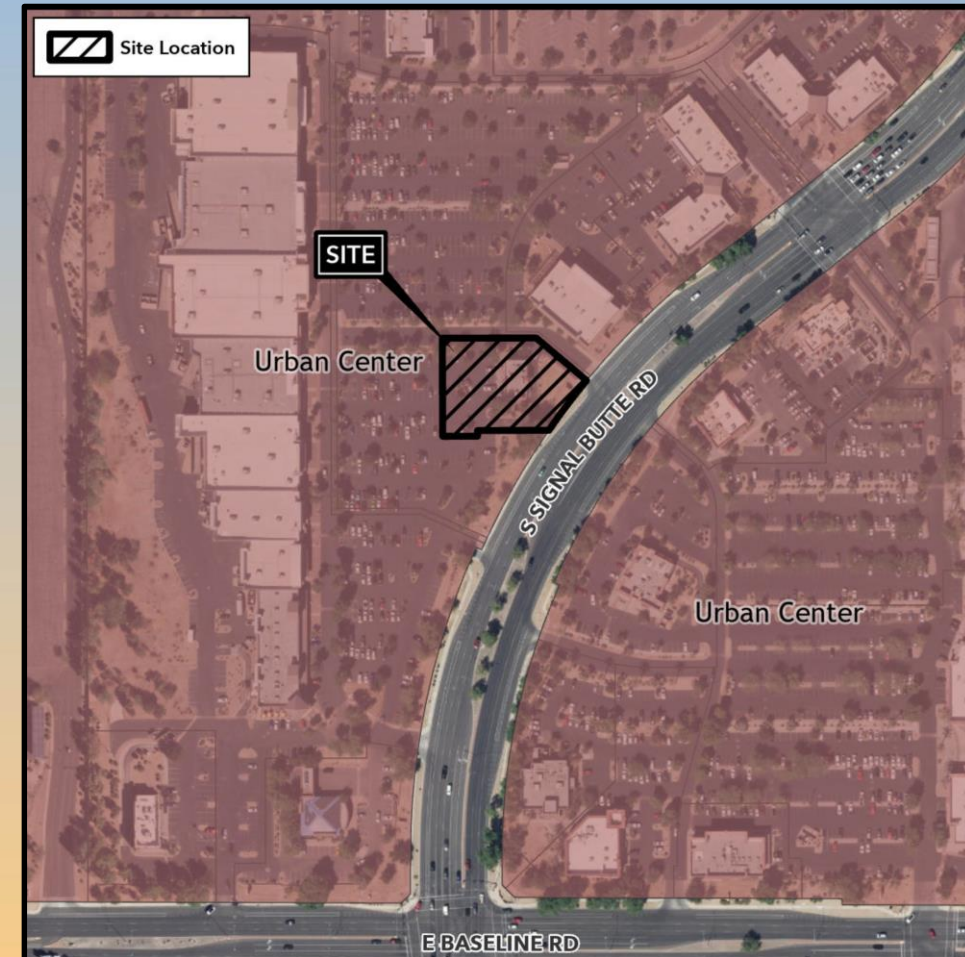
- West of S. Signal Butte Road
- North of E. Baseline Road





General Plan

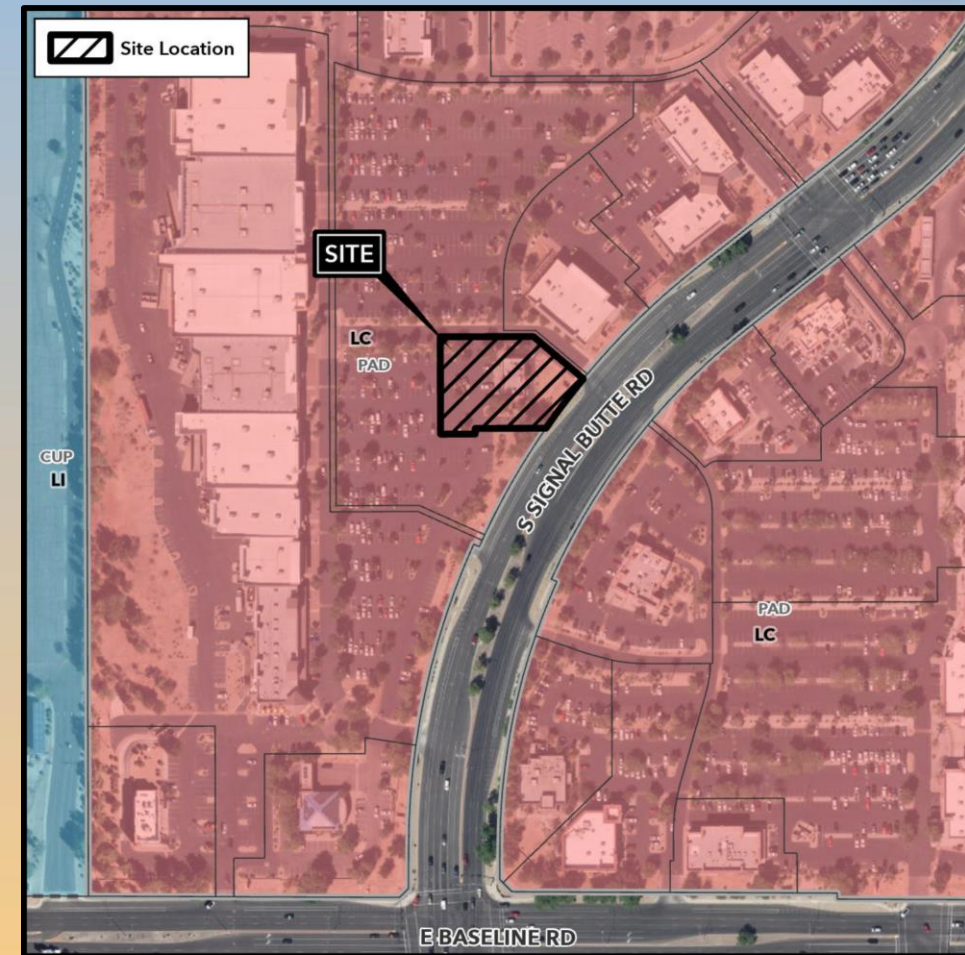
- Urban Center – Placetype
- Evolve - Growth Strategy





Zoning

- Limited Commercial with a Planned Area Development Overlay (LC-PAD)
- The site was approved by the Design Review Board in 2006





Site Photo



Existing Signs



Site Photo



Existing Monument Sign



Proposed CSP

- Increase the allowed sign area to 353.17 square feet
- Allow directional signage in excess of 3 square feet





SIGN TYPE		QTY
A1	TOWER WALL SIGN	1
A2	TOWER WALL SIGN	1
B1	WALL SIGN	1
B2	WALL SIGN	1
C	WALL SIGN	1
D1	DIRECTIONAL SIGN	2
D2	DIRECTIONAL SIGN	2
E	MONUMENT SIGN	2
G1	SUN GRAPHIC	1
G2	WALL MURAL	1

Sign Location



Sign Plan



PROPOSED EAST ELEVATION

Proposed Sign Elevation



Sign Plan



PROPOSED SOUTH ELEVATION

Proposed Sign Elevation



Sign Plan



PROPOSED WEST ELEVATION

Proposed Sign Elevation



Sign Plan



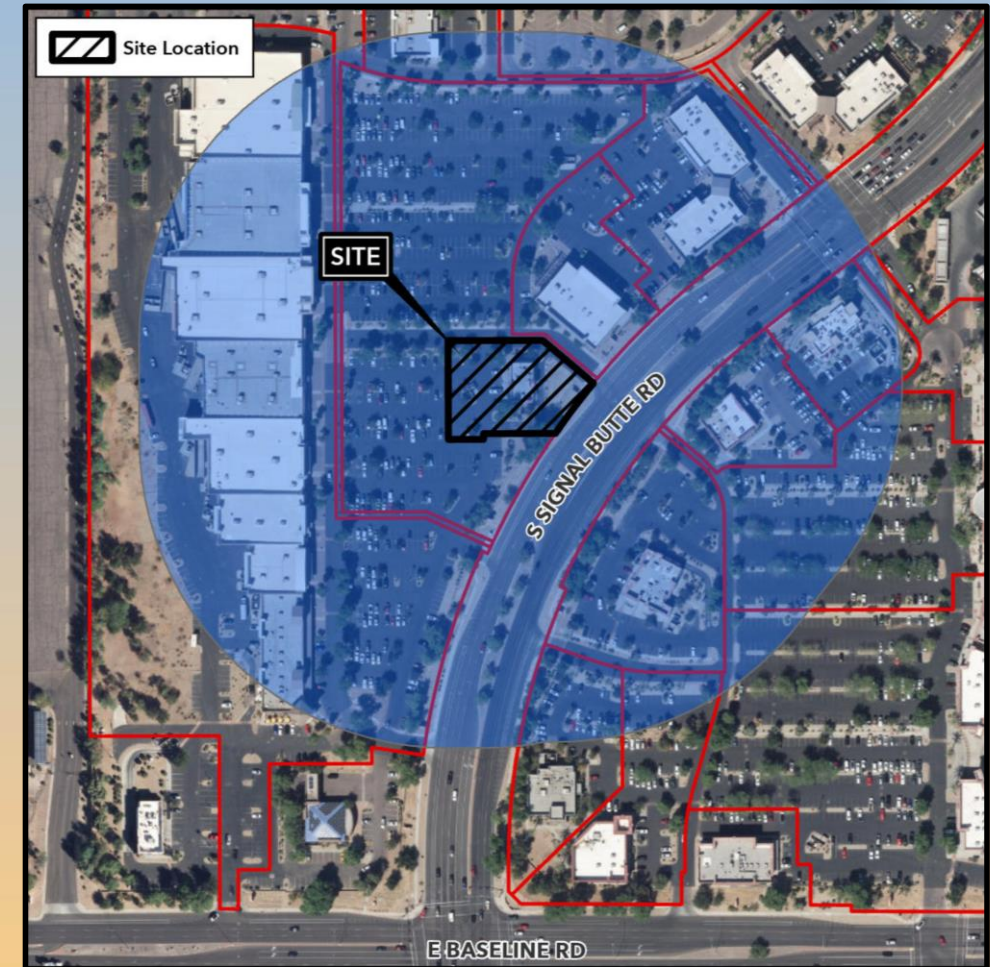
PROPOSED NORTH ELEVATION

Proposed Sign Elevation



Citizen Participation

- Notified property owners within 500 feet
- Staff was not contacted





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 SUP 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

- ✓ The proposed CSP requests modifications to the MZO to provide a sense of place and to address safety concerns
- ✓ Complies with the Mesa 2050 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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Regulation Matrix

Standard	MZO Allowance	Existing CSP Requirements	Proposed CSP Allowances
Allowed Sign Area	MZO 11-43-3(D)(2) - 2 sq. ft. of sign area per lf of Building elevation = 80 sq. ft. / Sign (64 lf of frontage)	Max. Aggregate Sign Area of 160 sq. ft. for pad buildings	Max. Aggregate Sign Area of 353.1 sq. ft. Max. Area per Sign: 120 sq. ft.
Driveway signs	MZO 11-50-3 - 3 sq. ft. in area and no more than 3 ft. in height	No requirement	4.72 sq ft per sign. Existing.

Staff recommends Approval with Conditions