

City of Mesa

Board of Adjustment

BOA26-00420

The Arden CSP

Kwasi Abebrese, Planner II



Request

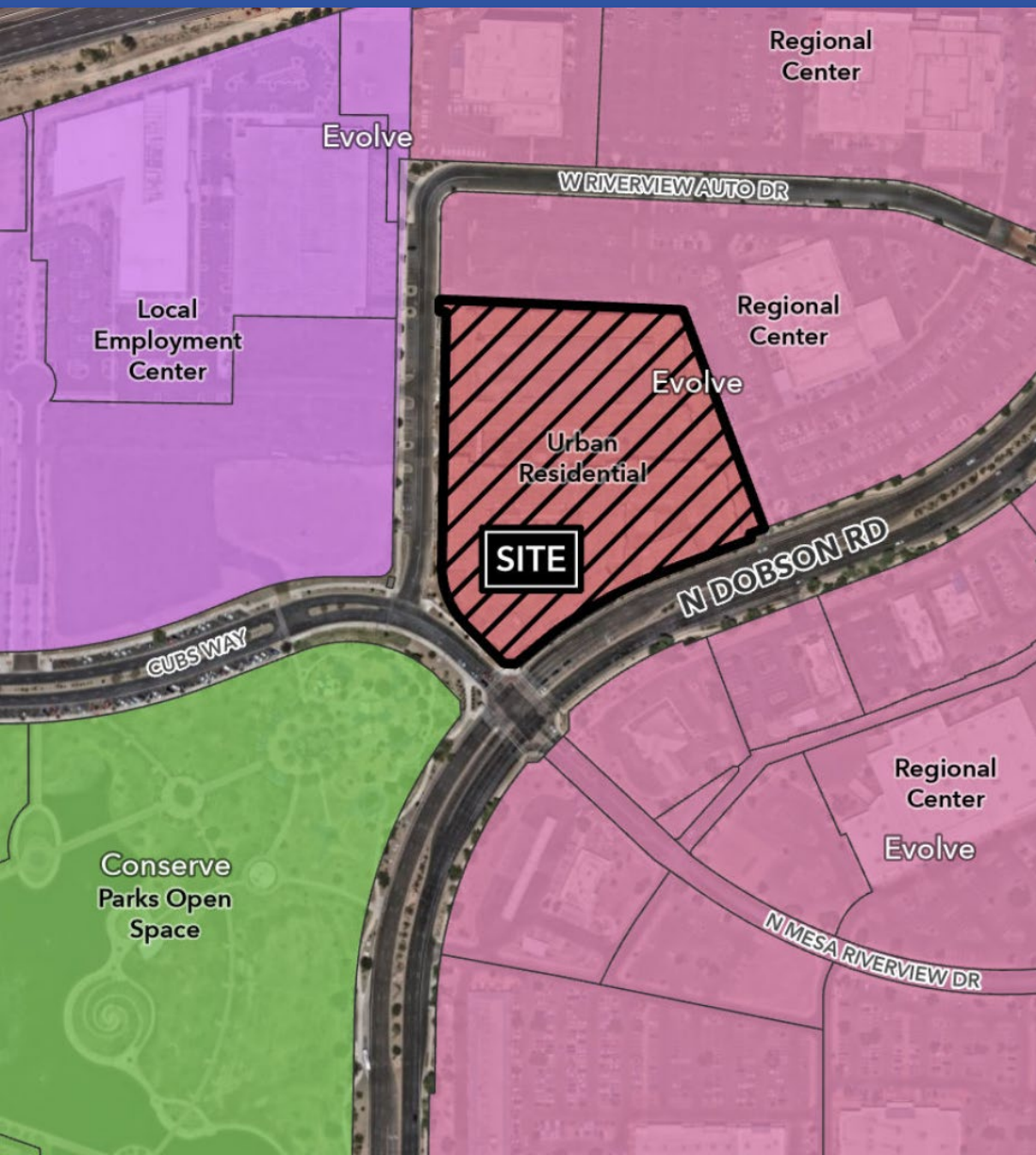
- Special Use Permit
 - To allow for a Comprehensive Sign Plan





Location

- 6.6± parcel
- Northwest corner of Dobson Road and Cubs Way



General Plan

- Urban Residential Placetype
- Evolve Growth Strategy
- Multiple Residence is a principal landuse



Zoning

- Multiple Residence 4 with a Bonus Intensity Zone Overlay (RM-4-BIZ)
- Multiple residences are permitted



Site Photos



Looking west towards the site from Dobson Road



Site Photos



Looking east towards the site from Riverview Auto Drive



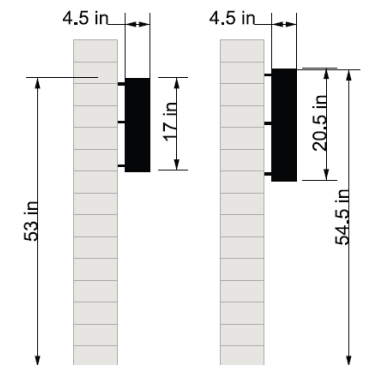
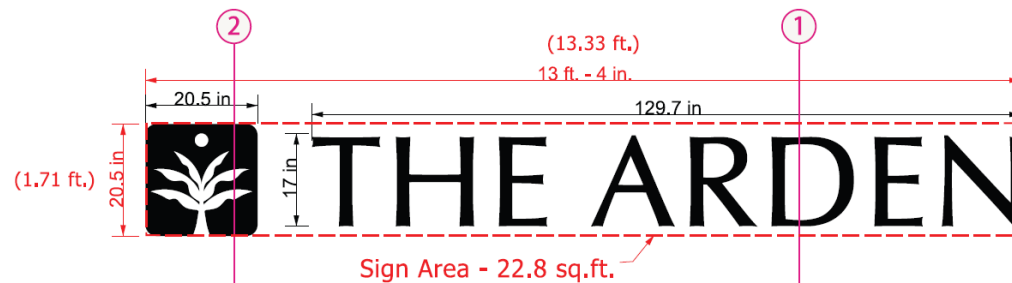
Proposed:

- A total of five signs
 - Three attached blade signs
 - One wall sign
 - One monument sign
- A maximum sign area of 252 square feet
- Allow an illuminated sign adjacent to a local street



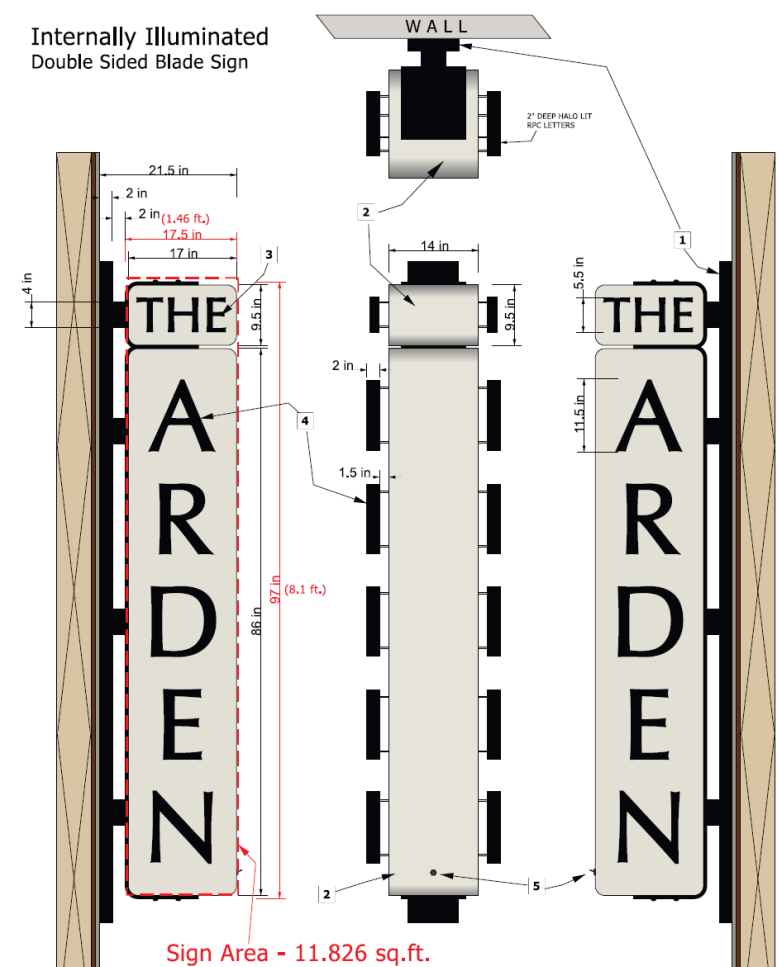
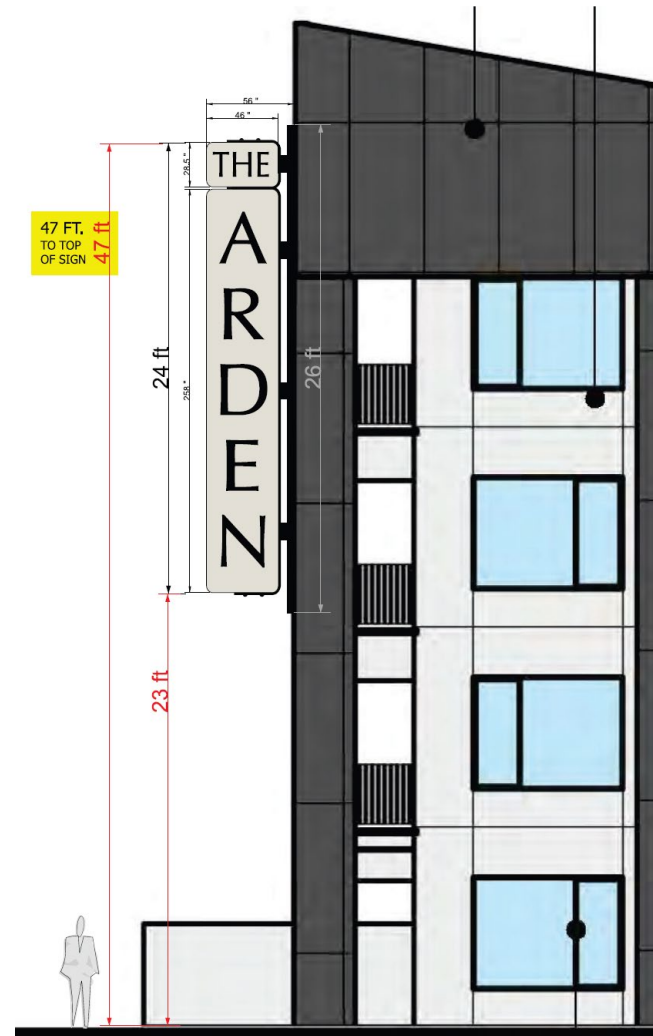
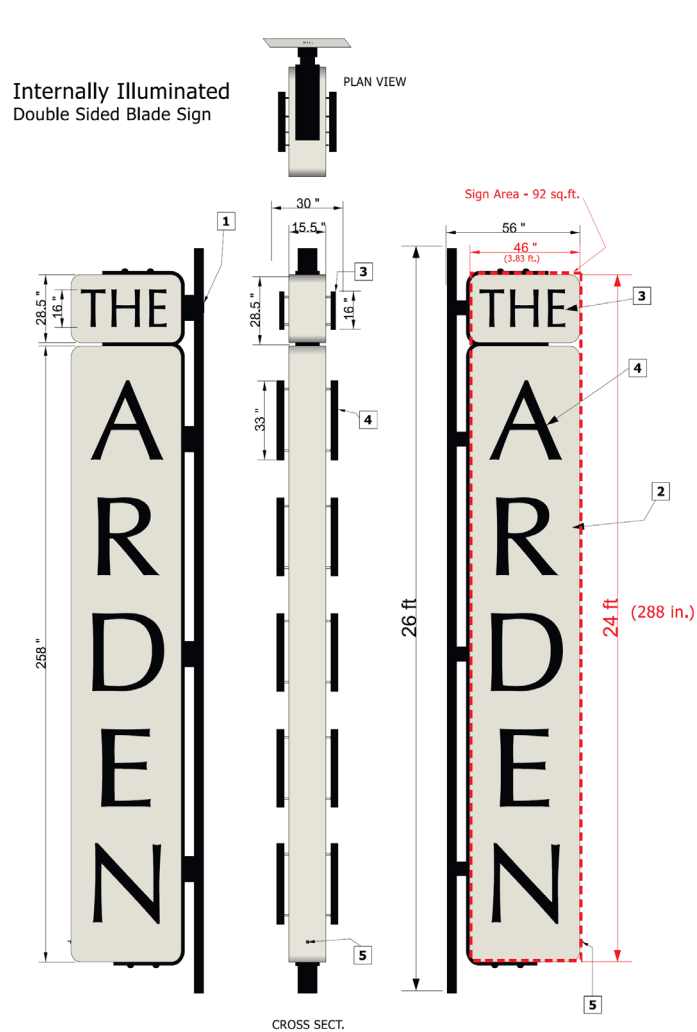
Sign Plan

Single Sided Monument Sign





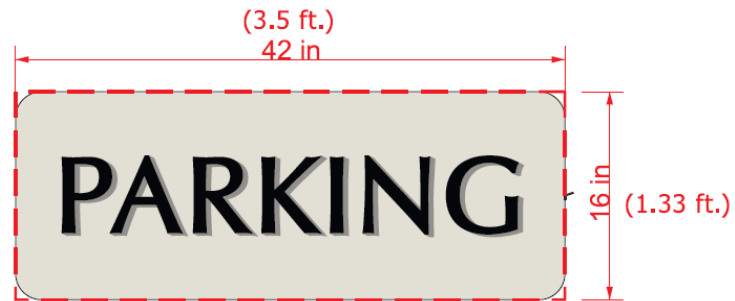
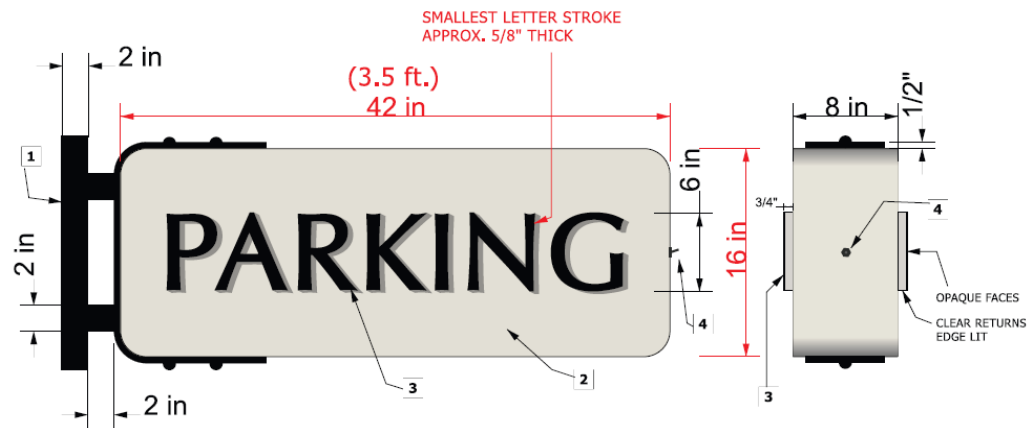
Sign Plan





Sign Plan

Internally Illuminated
Double Sided Blade Sign



Sign Area - 4.66 sq.ft.





Sign Plan





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:

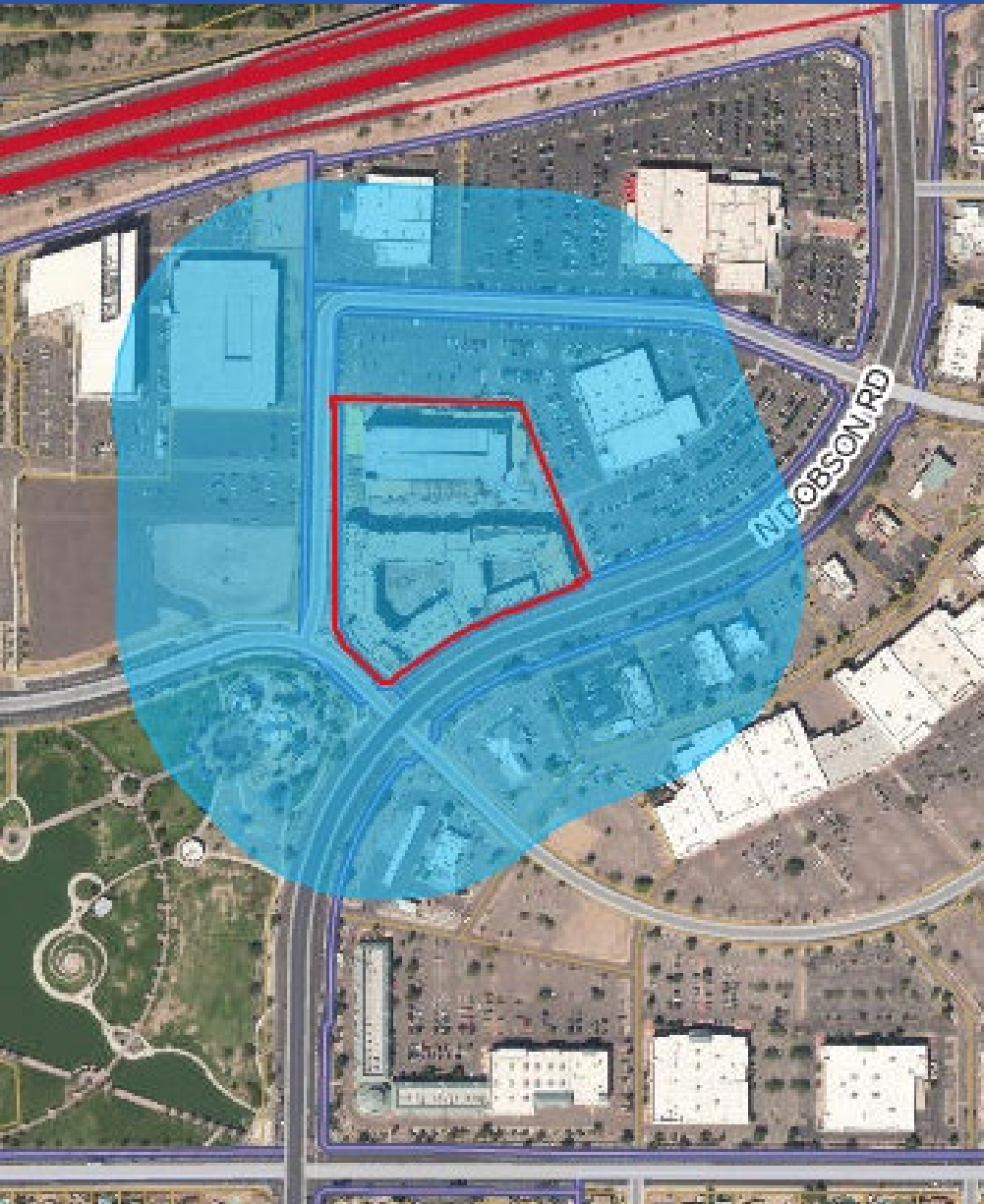
1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes 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.



Comprehensive Sign Plan (CSP)

Per MZO Section 11-46-3, the Board of Adjustment may approve a CSP containing elements which exceed the permitted height, area, and number of signs specified in the Sign Ordinance if the CSP conforms to the required findings in 11-70-5 of the Zoning Ordinance and upon a finding that:

1. The development site contains unique or unusual physical conditions, such as topography, proportion, size, or relation to a public street that would limit or restrict normal sign visibility; or
2. The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest, or other distinguishing features that represent a clear variation from conventional development; or
3. The proposed signage incorporates special design features such as lighting, materials and craftsmanship, murals, or statuary that reinforce or are integrated with the building architecture.



Notification

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



Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Meets the review criteria of Section 11-46-3(D) of the MZO
- ✓ Meets the SUP findings of Section 11-70-5(E) of the MZO



Recommendation

Approval with conditions

City of Mesa

Board of Adjustment