



# Board of Adjustment



# BOA23-00462

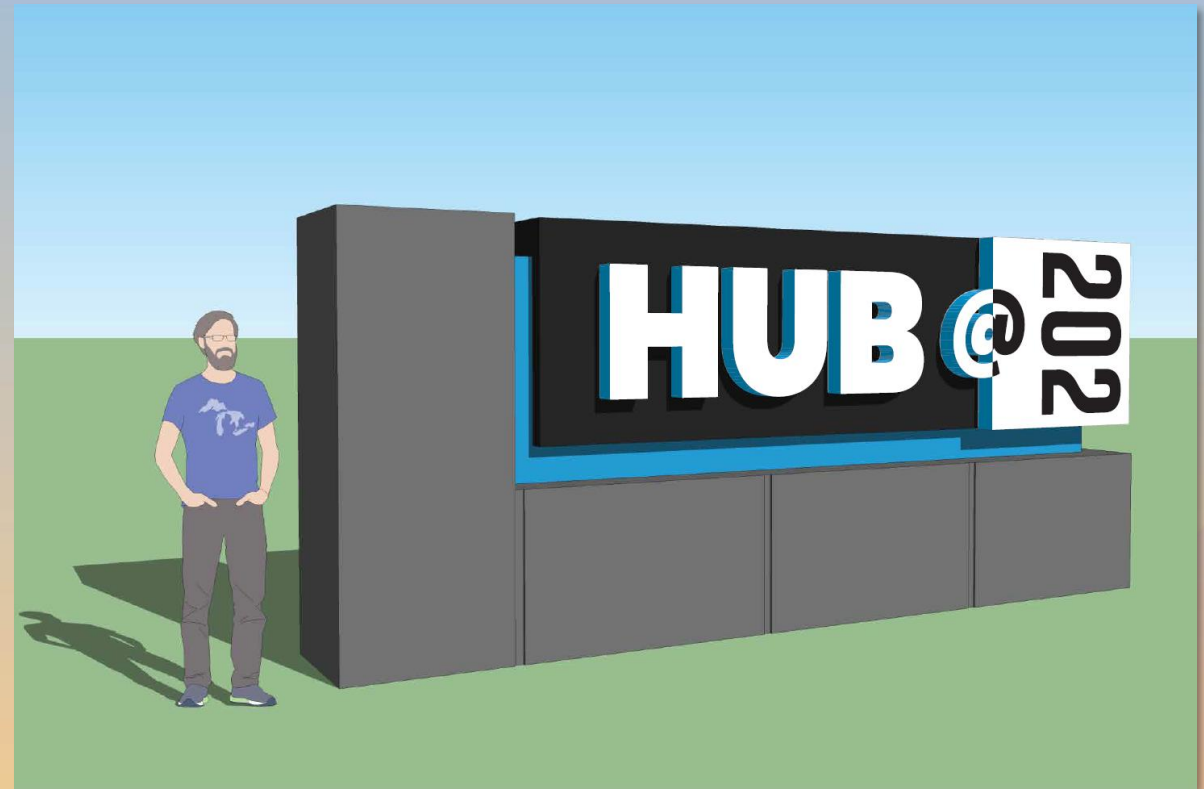
Josh Grandlienard, AICP, Planner II

September 6, 2023



# Request

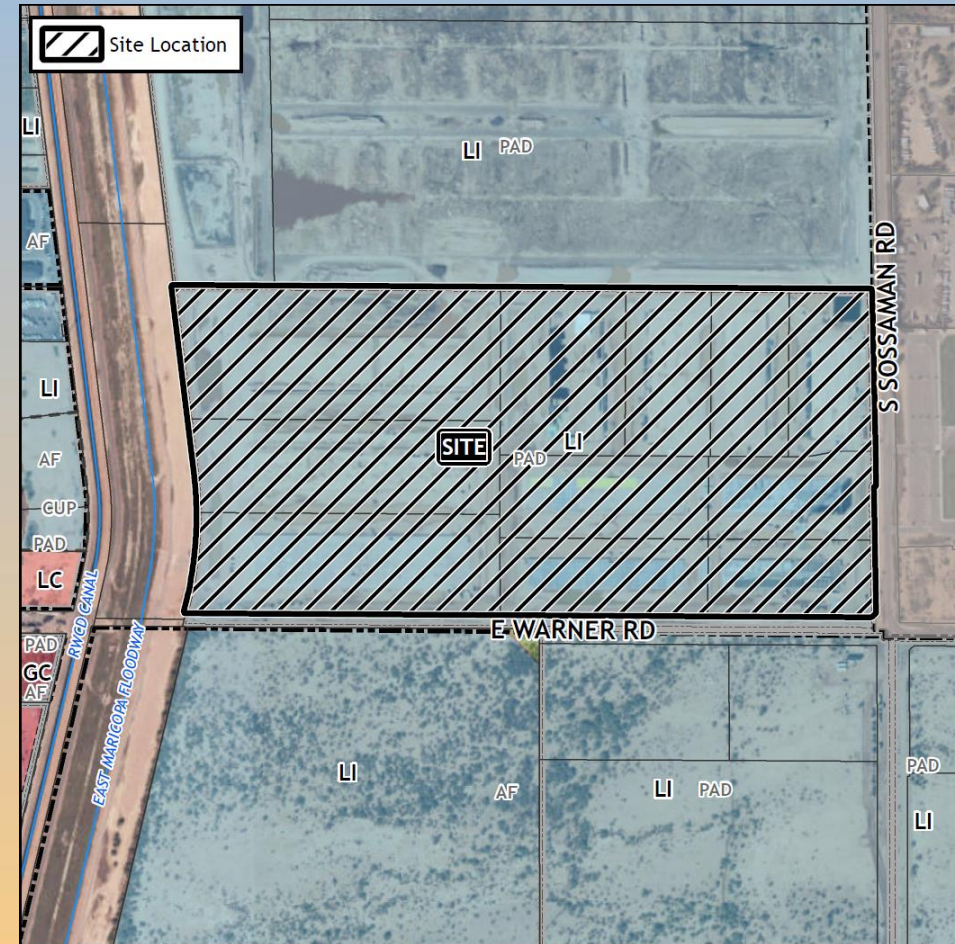
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





# Location

- North of E Warner Road
- West of South Sossaman Road





# General Plan

## Mixed Use Activity/ Employment

- Provides employment opportunities in High Quality Settings





# Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)





# Site Photos

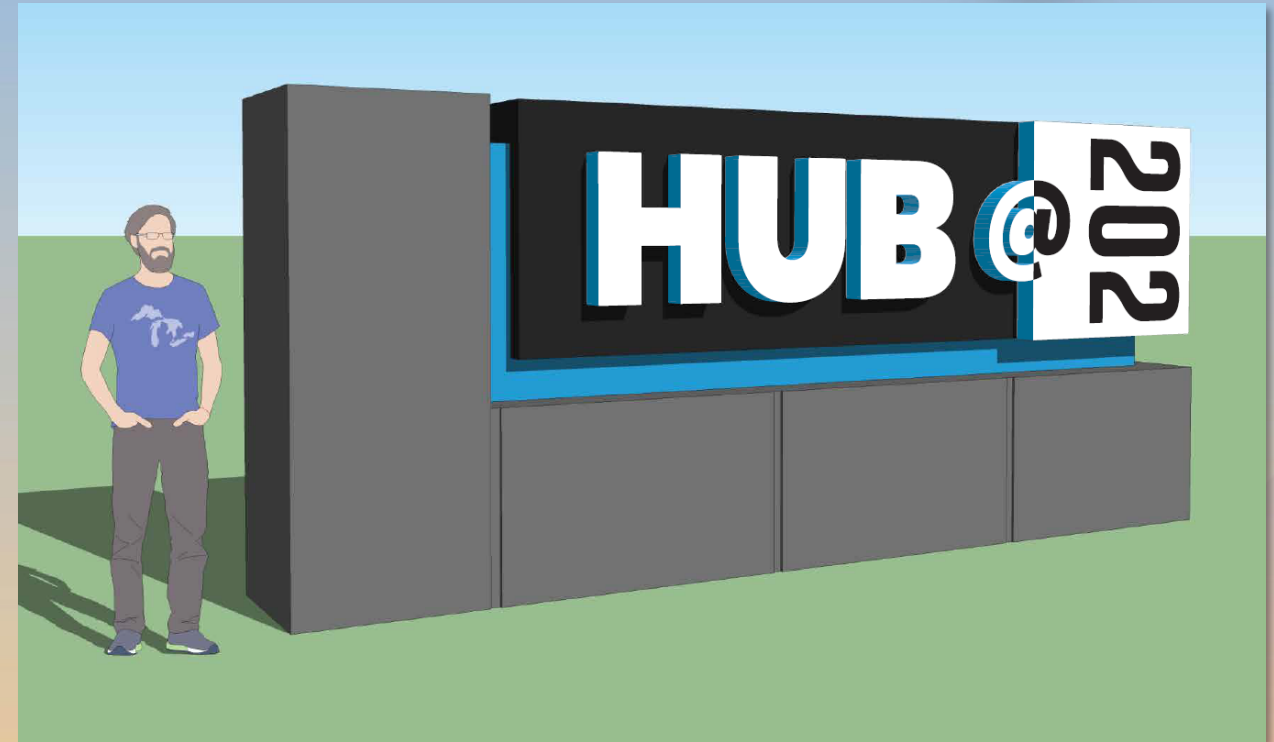


Looking southwest from S Sossaman Road



# Proposed CSP

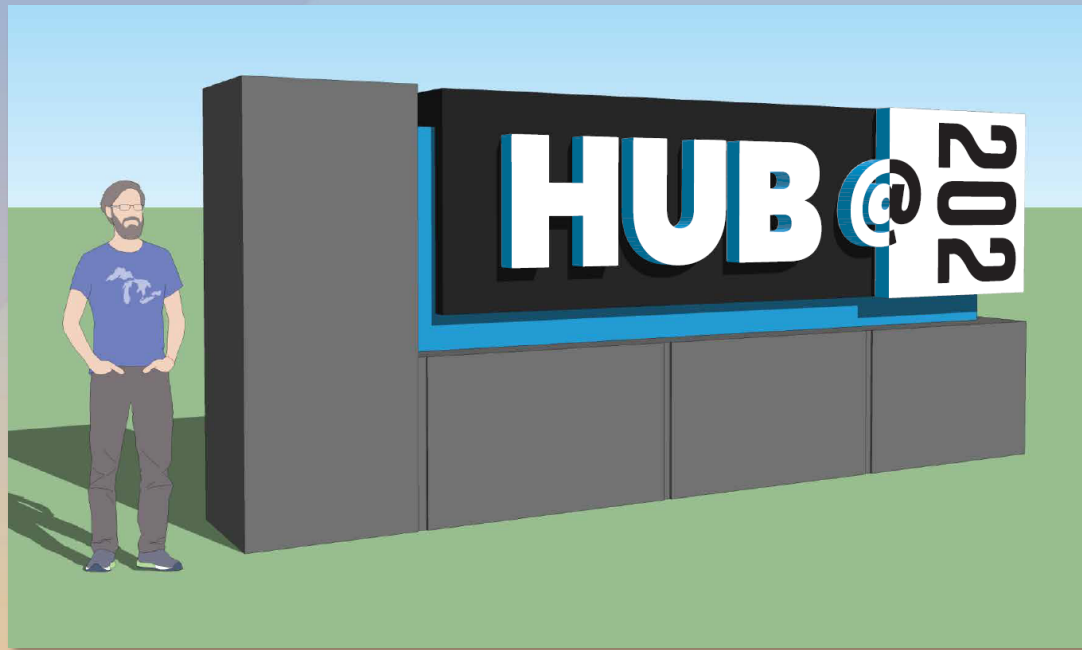
- Increase the percentage allow for attached sign area from 75% to 80% percent of width of the front of the occupancy
- Increase in Horizontal to vertical ratio for a monument sign from 2:1 to 2.5:1



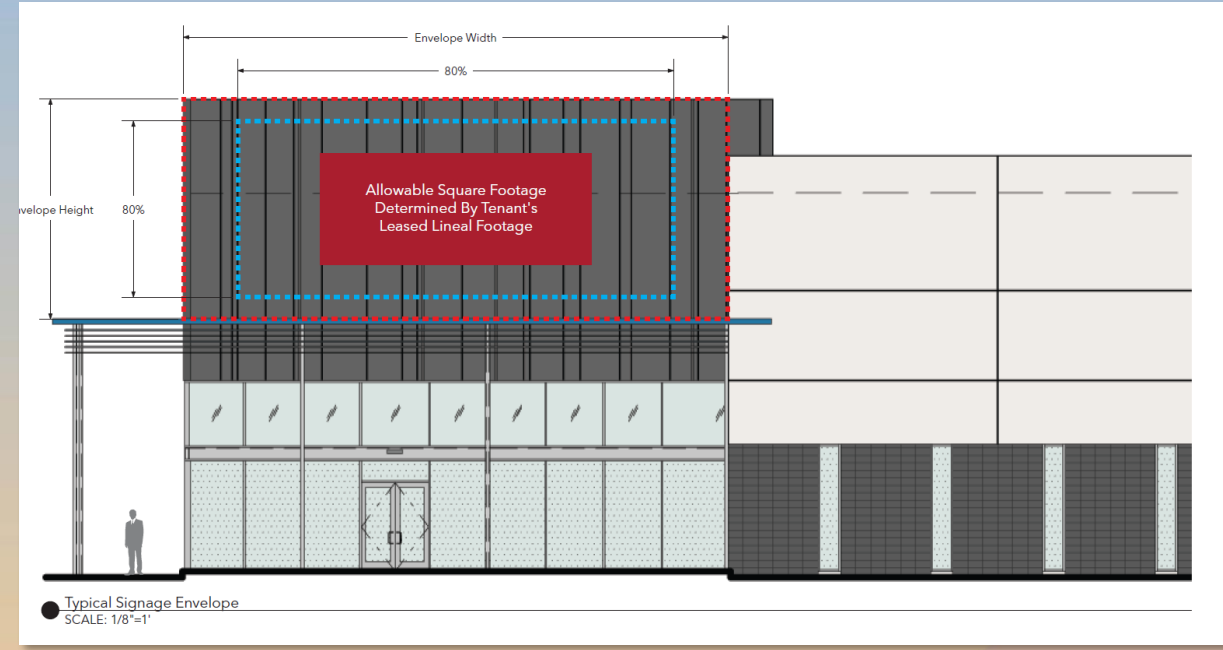




# Sign Plan



Monument Sign Elevation

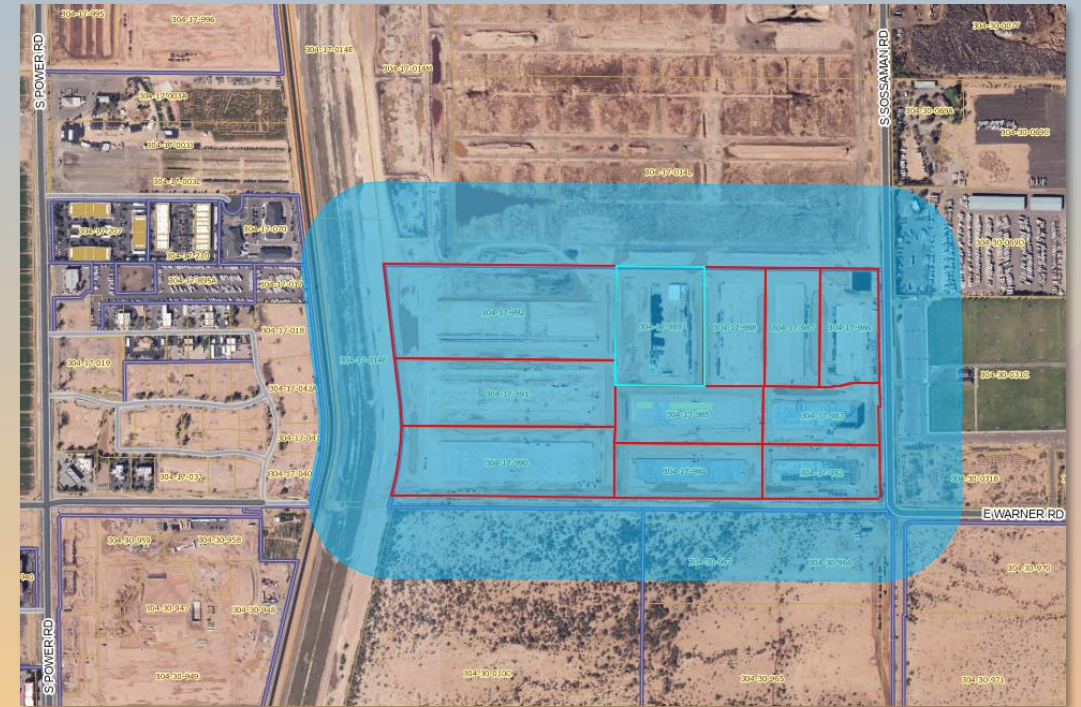


Attached sign typical Sign Envelope



# Citizen Participation

- Notified property owners within 500 feet





# 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

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets the CSP criteria of Section 11-46-3.D of the MZO
- ✓ Meets the SUP findings of Section 11-7-5.E of the MZO

*Staff recommends Approval with Conditions*



# Board of Adjustment

BOA23-00462