



# Board of Adjustment Report

<b>Date</b>	January 7, 2026	
<b>Case No.</b>	BOA25-00812	
<b>Project Name</b>	HonorHealth Four Peaks Medical Center CSP	
<b>Request</b>	<ul style="list-style-type: none"> <li>Special Use Permit (SUP) for Comprehensive Sign Plan (CSP)</li> </ul>	
<b>Project Location</b>	1301 South Crismon Road	
<b>Parcel No(s)</b>	220-81-746	
<b>Project Area</b>	50± acres	
<b>Council District</b>	District 5	
<b>Existing Zoning</b>	Neighborhood Commercial with a Bonus Intensity Zone Overlay (NC-BIZ)	
<b>General Plan Designation</b>	Regional Employment Center	
<b>Applicant</b>	Julie Kulka, Airpark Signs & Graphics	
<b>Owner</b>	MPT of Mesa LLC	
<b>Staff Planner</b>	Kwasi Abebrese, Planner II	

## Recommendation

Staff finds that the requested Comprehensive Sign Plan (CSP) meets the required findings outlined in Mesa Zoning Ordinance (MZO) Section 11-46-3 and the required findings for a Special Use Permit (SUP) in Section 11-70-5.

**Staff recommends approval with conditions.**

## Project Overview

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### Request:

The applicant is requesting a Special Use Permit (SUP) to modify a Comprehensive Sign Plan (CSP) for an existing medical facility located in the Neighborhood Commercial with a Bonus Intensity Zone Overlay (NC-BIZ) District.

The proposed modifications to the existing CSP include an increase in the heights of four (4) existing detached signs along the frontages of South Crismon Road, East Hampton Avenue and East Southern Avenue as well as modifications to thirteen (13) directional signs that are internal to the site. In addition, the CSP proposes a reduction to the sign areas of the existing detached signs on the site.

## Site Context

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### General Plan:

- The Placetype for the project site is Regional Employment Center and the Growth Strategy is Evolve.
- Medical facilities, including hospitals, are principal land uses in the Regional Employment Center Placetype.

### Zoning:

- The project site is zoned Neighborhood Commercial with a Bonus Intensity Zone Overlay (NC-BIZ).
- Per Table 11-6-2 of the MZO, hospitals are permitted in the Neighborhood Commercial (NC) District.

### Surrounding Zoning & Use Activity:

<p><b>Northwest</b> (Across Southern Avenue) LC-PAD Commercial</p>	<p><b>North</b> (Across Southern Avenue) RM-3-PAD &amp; PS-PAD Multiple Residences &amp; Public School</p>	<p><b>Northeast</b> (Across Southern Avenue) PS-PAD Public Park</p>
<p><b>West</b> (Across Crismon Road) RS-43-PAD Place of Worship</p>	<p><b>Project Site</b>  NC-BIZ Existing Hospital</p>	<p><b>East</b>  PEP &amp; LI Place of Worship &amp; Vacant Land</p>
<p><b>Southwest</b> (Across Hampton Avenue) PEP-PAD Commercial</p>	<p><b>South</b> (Across Hampton Avenue) LC, LI and LC-PAD Commercial, Medical Office, Industrial Development and a Vacant Land</p>	<p><b>Southeast</b> (Across Hampton Avenue) LC-PAD-PAD Vacant</p>

## Site History:

- **September 2, 1987:** The City Council annexed 1,091± acres of land, including the project site, into the City of Mesa (Case No. A87-004; Ordinance No. 2249).
- **October 10, 1987:** The City Council approved a rezone of approximately 1,119 acres of land, including the project site, from Maricopa County Rural 43 and R1-8 to City of Mesa SR (equivalent to current Single Residence 43 [RS-43]) and R1-9 (equivalent to current Single Residence 9 [RS-9]) (Case No. Z87-066; Ordinance No. 2271).
- **March 6, 2000:** The City Council approved a rezone of approximately 106 acres of land, including the project site, from RS-43 to C-2 (equivalent to current Limited Commercial [LC]), M-1 (equivalent to current Light Industrial [LI]), and Planned Employment Park (PEP) to allow for the development of a Home Depot and a future retail/industrial complex (Case No. Z99-096; Ordinance No. 3753).
- **March 21, 2005:** The City Council approved a rezone of approximately 47 acres of land, including the project site, from C-2, PEP and M-1 to C-1 (equivalent to current Neighborhood Commercial [NC]) with a BIZ Overlay and a Site Plan to allow for the development of a hospital (Case No. Z05-017; Ordinance No. 4363).
- **August 8, 2006:** The Board of Adjustment approved a Special Use Permit for a Comprehensive Sign Plan for the existing hospital and medical campus (Case No. BA06-039).
- **August 9, 2011:** The Board of Adjustment approved a Special Use Permit to allow for modifications to the Comprehensive Sign Plan for the existing hospital and medical campus (Case No. BA11-034).

## Project/Request Details

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### Site Characteristics:

The project site is located at the northeast corner of South Crismon Road and East Hampton Avenue. The site is approximately 50± acres in size and is zoned NC-BIZ. The site has frontages on South Crismon Road, East Hampton Avenue and East Southern Avenue and is comprised of a large medical complex which includes a 24-hour Emergency Department, Level III Trauma Center, and Outpatient Medical Services.

### Mesa Zoning Ordinance Regulations and Requirements:

The proposed request encompasses modifications to a CSP for the existing medical facility. The existing CSP, which was approved in 2011 (Case No. BA11-034) allowed for a total of seven (7) detached signs of varying heights and areas along Crismon Road, Hampton Avenue and Southern Avenue as well as eleven (11) detached wayfinding signs located interior to the site.

The proposed CSP will allow for an increase in the height of the detached Campus Monument Sign located at the intersection of Crismon Road and Hampton Avenue from 9 feet 8 inches to 15 feet and a reduction in the sign area from approximately 93 square feet to 52.3 square feet. In addition, the CSP proposes an increase to the heights of the two (2) detached entry monument signs on Crismon Road and Hampton Avenue from 11 feet to 12 feet as well as a reduction in

the sign areas from 93 square feet to 71 square feet. The CSP also includes a reduction in the height of one (1) directional monument sign on Southern Avenue from 11 feet to 6 feet. This request does not propose any modifications to the attached signs.

Table 1 compares the Mesa Zoning Ordinance (MZO) standards per Section 11-43-3(D) of the MZO, the current CSP standards and the proposed CSP modifications.

**Table 1: Standard Detached Sign Allowances**

<b>Street</b>	<b>MZO Maximum Height</b>	<b>MZO Maximum Area per Sign</b>	<b>Current CSP Maximum Height</b>	<b>Current CSP Max. Area per Sign</b>	<b>Proposed Height</b>	<b>Proposed Area per Sign</b>
<b>Intersection of Crismon Road &amp; Hampton Avenue</b> 1 detached sign (existing)	12 feet	80 square feet	9 feet 8 inches	93 square feet	<b>15 feet</b>	<b>52.3 square feet</b>
<b>Crismon Road</b> 1 detached sign (existing)	12 feet	80 square feet	11 feet	93 square feet	<b>12 feet</b>	<b>71 square feet</b>
<b>Hampton Avenue</b> 1 detached sign (existing)	12 feet	80 square feet	11 feet	93 square feet	<b>12 feet</b>	<b>71 square feet</b>
<b>Southern Avenue</b> 1 detached sign (existing)	12 feet	80 square feet	11 feet	93 square feet	<b>6 feet</b>	<b>28 square feet</b>
13 internal detached directional signs (existing)	12 feet	80 square feet	5 feet 8 inches	29 square feet	<b>4 feet</b>	<b>18.7 square feet each</b>

## Comprehensive Sign Plan MZO Section 11-46-3(D):

Per Section 11-46-3(D) of the MZO, the Board of Adjustment must find at least one of the following criteria are met in order to approve a CSP:

- **Unique or Unusual Physical Conditions:** The project site is located at the corner of the intersection of an arterial and collector street. The site has over 2000 linear feet of street frontage on East Hampton Avenue and over 450 feet on South Crismon Road. The proposed increase in height of the Campus Monument Sign as well as the other detached signs will allow for greater visibility of the existing medical facility for both vehicular and pedestrian traffic on South Crismon Road, East Hampton Avenue and East Southern Avenue as well as aid in wayfinding on the existing medical campus.
- **Unique Characteristics of Land Use, Architectural Style, Site Location, or other Distinguishing Features:** The existing medical campus which was previously owned by Mountain Vista Medical Center has now changed ownership and was renamed HonorHealth Four Peaks Medical Center. The site encompasses approximately 50 acres of land and is a fully developed regional medical facility that includes a 24-hour Emergency Department, Level III Trauma Center, Outpatient Medical Services, etc. The approval of the proposed CSP will allow for signage that is designed to match the brand architectural standards of HonorHealth as well as the design standards in the NC District.
- **Incorporation of Special Design Features:** The proposed detached signs comprised of perforated aluminum botanical panels, push-thru acrylic lettering, and halo-illuminated logos are compatible with the architectural design of the existing medical facility and will be well integrated with the rest of the site.

## Special Use Permit:

Per Section 11-46-3(A), a CSP must be approved in conjunction with an SUP. Per Section 11-70-5(E) of the MZO, the Board of Adjustment must find the following criteria are met for approval of a SUP:

1. **Consistency with the General Plan and other Plan/Policies:** The proposed CSP is consistent with the Regional Employment Center Placetype, and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
2. **Zoning District Intent:** The proposed CSP is consistent with the location, design and operating characteristics and conforms to the goals and purposes of the NC zoning designation on the project site.
3. **Project Impact:** There will be no injurious or detrimental impact to surrounding properties with the proposed signage and will only encourage harmonic growth for the surrounding area. The proposed signs will not be overbearing in size, and will not flash, blink, animate or emit any noise.
4. **Adequate Public Facilities:** The City of Mesa utilities and public infrastructure are available to serve the proposed project.

## Required Notification

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The applicant provided letters to surrounding property owners within 500 feet of the project site, notifying them of the public hearing.

Neither the applicant nor staff has received any comments or concerns from surrounding property owners on the proposed project.

## **Conditions of Approval**

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Staff recommends **approval** of the Special Use Permit for a Comprehensive Sign Plan subject to the following conditions:

1. Compliance with the final sign plan submitted.
2. Compliance with the Mesa Zoning Ordinance, including all applicable City development codes and regulations.
3. Any modification to the existing sign structures will require compliance with the existing encroachment permit approved on May 31, 2011 (Recording No. 2011-0473733) or the applicant to obtain a new encroachment permit prior to the issuance of a sign permit.
4. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
5. Any sign components that become deteriorated, damaged, or weakened shall be promptly repaired or replaced.
6. All signage to be reviewed and approved through a separate sign permit application.

Section 11-70-5 of the MZO allows for a revocation process if any condition, stipulation, or term of the approval of the SUP has been violated. In addition to the conditions of approval above, approval of the SUP is conditioned on the information provided by the applicant at the public hearing and in the application (including any accompanying narrative and other supplemental materials) not being false or materially misleading at the time of approval.

## **Exhibits**

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Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Comprehensive Sign Plan

Exhibit 5 – Power Point Presentation