



# Board of Adjustment



# BOA25-00718

## Circle K Burrito Express CSP



# Request

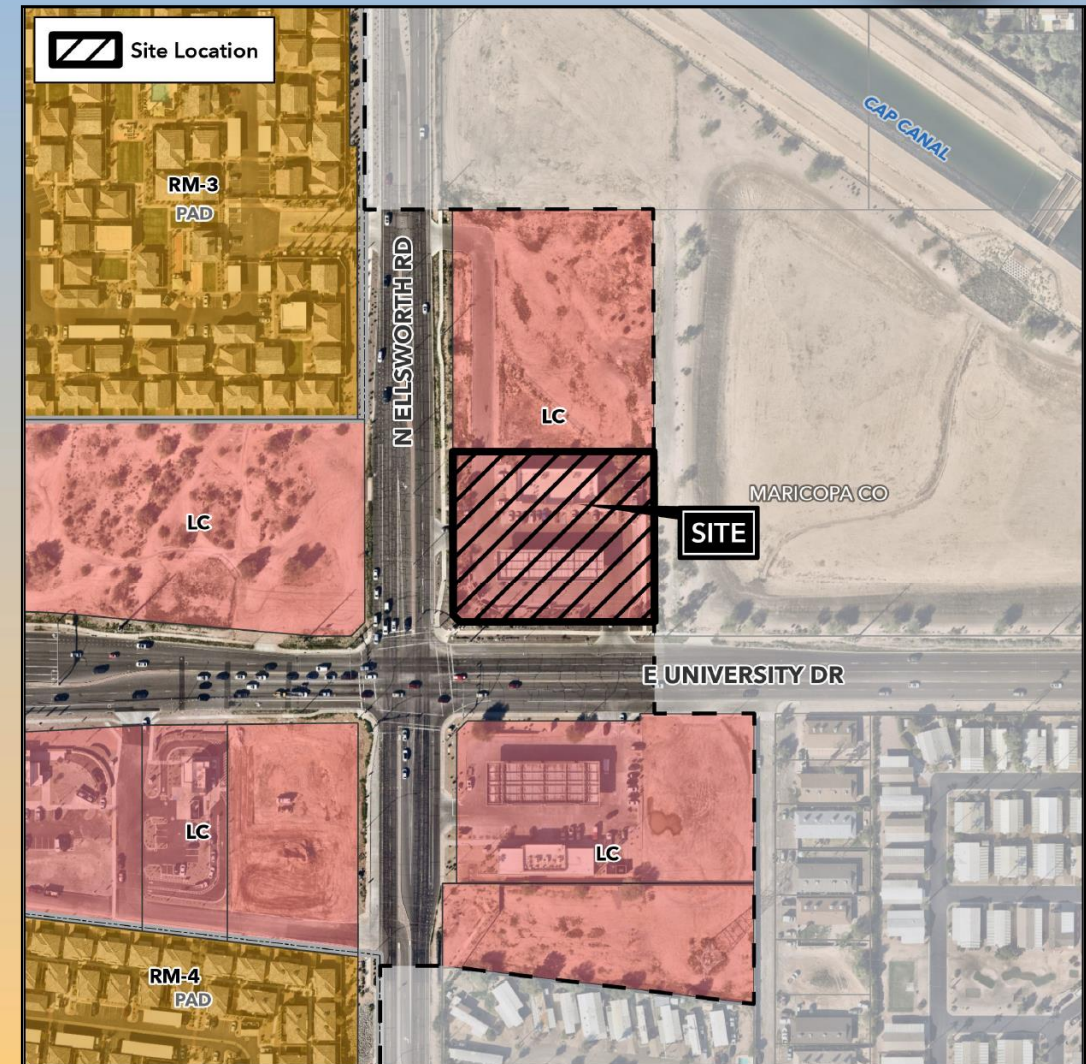
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





# Location

- 9230 East University Drive
- East of Ellsworth Road
- North of University Drive





# General Plan

## Urban Residential – Evolve

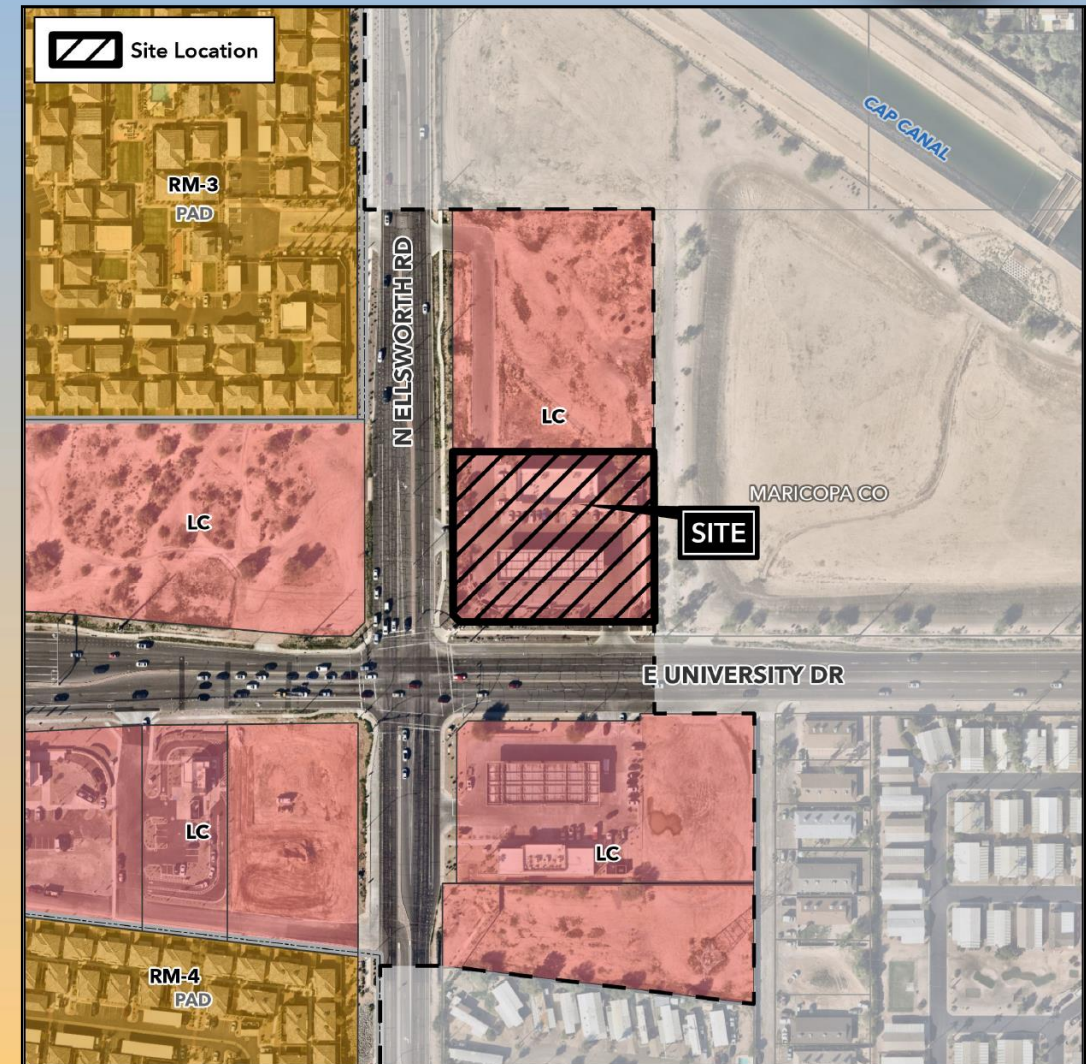
- Contains a diverse mixture of uses where commercial, residential, as well as public and semi-public uses coexist





# Zoning

- Limited Commercial (LC)
- A convenience store with an associated service station requires a Special Use Permit (SUP)





# Site Photos



Looking north towards the site from University Drive



# Site Photos



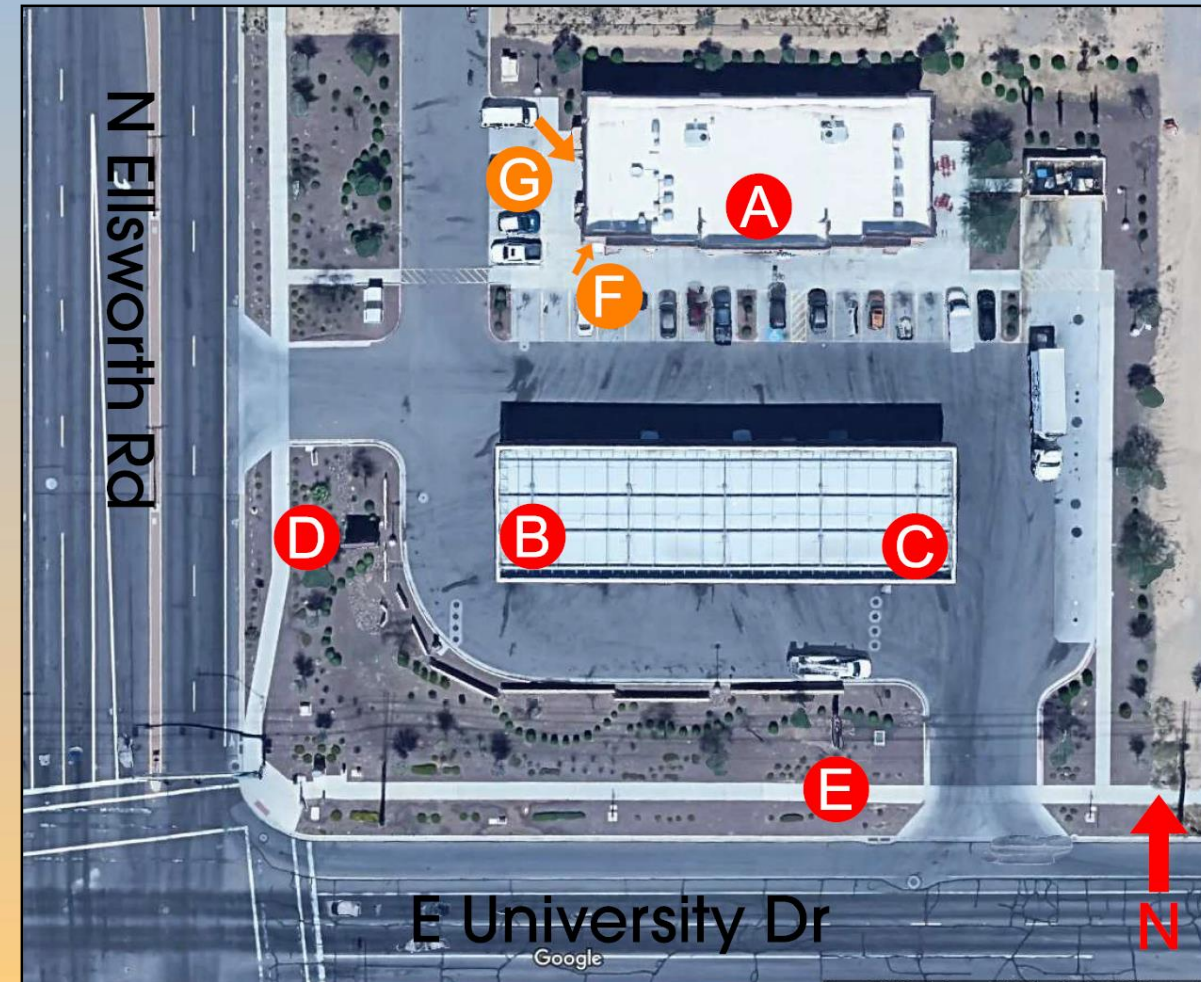
Looking east towards the site from Ellsworth Road



# Sign Plan – Wall Signs

## Proposed:

- Addition of two new illuminated wall signs
- A total of five attached signs
- A maximum aggregate sign area of 178 square feet





# Sign Plan



South Elevation



# Sign Plan

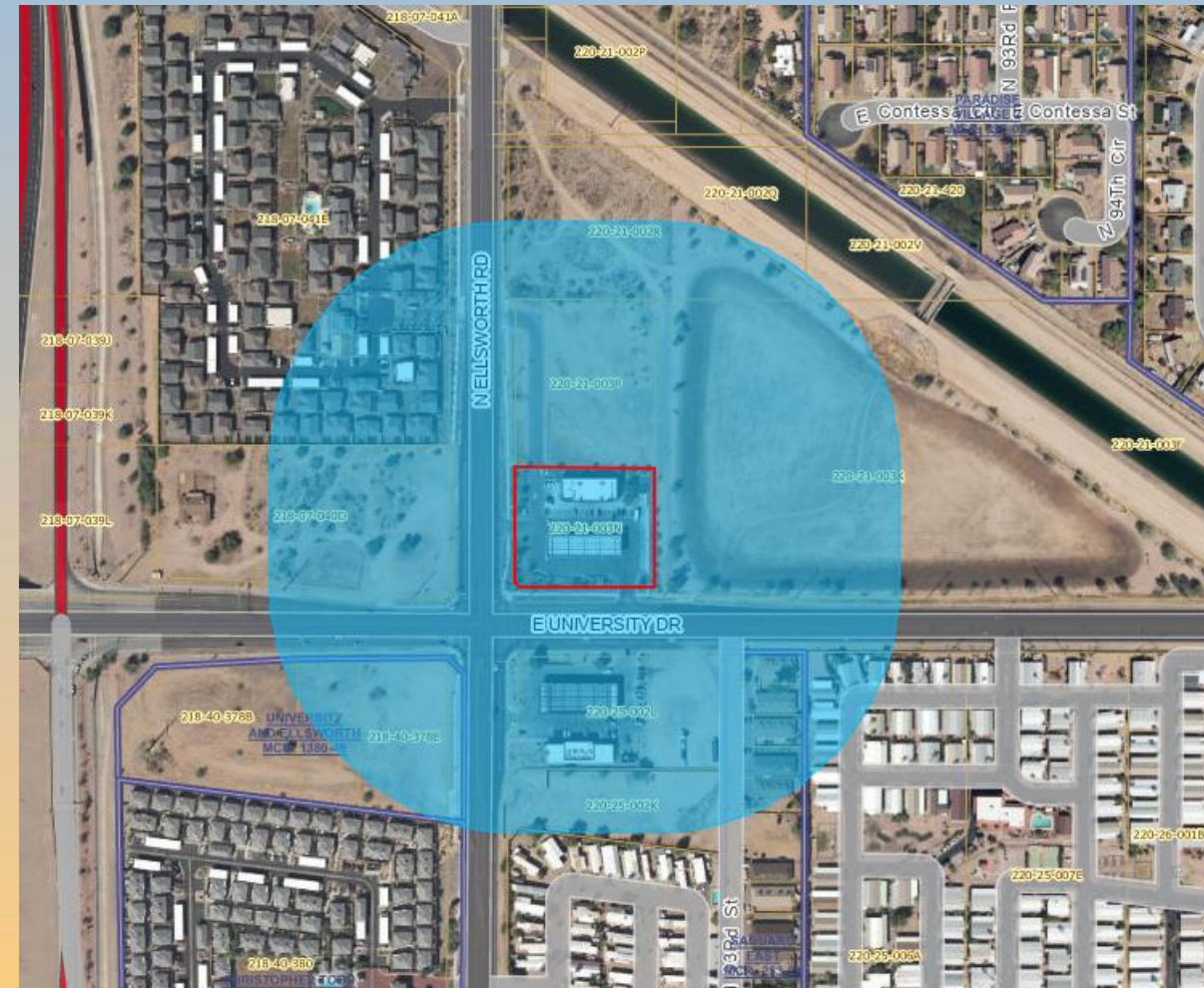


West Elevation





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





# 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) Special Use Permit 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 2050 Mesa 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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