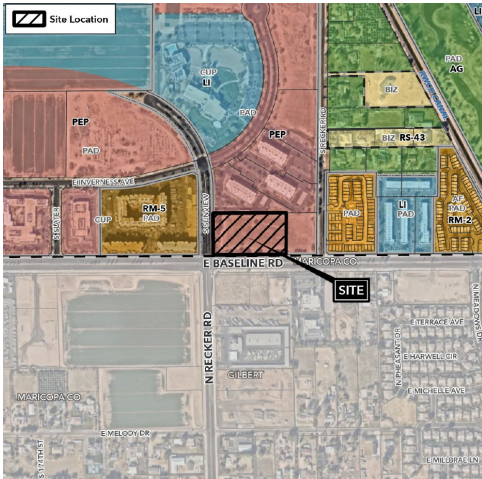




DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

Board of Adjustment Board Staff Report

June 4, 2025

Case No.	BOA25-00217	
Project Name	AT Still University Main ID	
Request	<ul style="list-style-type: none">Special Use Permit for a modification to a Comprehensive Sign Plan	
Project Location	Located at the northeast corner of South Sunview and East Baseline Road	
Parcel No(s)	141-53-729	
Project Area	4.1± acres	
Council District	District 2	
Existing Zoning	Planned Employment Park with a Planned Area Development Overlay (PEP-PAD)	
General Plan Designation	Regional Employment Center	
Applicant	Paula Wafford	
Owner	AT Still University of Health Services	
Staff Planner	Tulili Tuiteleapaga-Howard, Planner II	

Recommendation

Staff finds that the requested Special Use Permit for a Comprehensive Sign Plan amendment meets the required findings of Section 11-70-5(E) and Section 11-46-3(D) of the Mesa Zoning Ordinance (MZO).

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting a Special Use Permit (SUP) to modify an existing Comprehensive Sign Plan (CSP) to install a new detached monument sign for a site in the PEP-PAD zoning district.

Site Context

General Plan:

- The Placetype for the project site is Regional Employment Center and the Growth Strategy is Evolve.

Zoning:

- The project site is zoned Planned Employment Park with a Planned Area Development overlay (PEP-PAD).

Surrounding Zoning & Use Activity:

The proposed Comprehensive Sign Plan modification is compatible with surrounding land uses, which include medical office uses, multi-family residential, and vacant land.

Northwest (Across Sunview) RM-5 Multi-Family	North PEP-PAD Medical Office	Northeast (Across Recker Rd.) RM-2 Multi-Family
West (Across Sunview) RM-5 Multi-Family	Project Site PEP-PAD Vacant	East (Across Recker Rd.) RM-2 Multi-Family
Southwest (Across Baseline Rd.) Town of Gilbert Vacant	South (Across Baseline Rd.) Town of Gilbert Vacant	Southeast (Across Baseline Rd.) Town of Gilbert Offices

Site History:

- **April 28, 1982:** City Council annexed 446± acres, including the project site, into the City of Mesa (Ordinance No. 1590).
- **November 22, 1982:** City Council approved a rezoning for 288± acres, including the project site, to establish City zoning from Maricopa County Rural - 43 to City of Mesa Agricultural (AG) (Case No. Z82-091; Ordinance No. 1661).
- **August 1, 2000:** City Council approved a rezoning for ±88 acres, including the subject site, from Agricultural (AG) and Limited Manufacturing (M-1) to Planned Employment Park with a Planned Area Development (PEP-PAD) and Site Plan Modification for the development of a post graduate medical school with future ancillary uses (Case No. Z00-050; Ordinance No. 3808).

- **June 5, 2001:** The Zoning Administrator approved a Special Use Permit on approximately ±88 acres, including the subject site, for a Comprehensive Sign Plan (CSP) in the PEP-PAD zoning district (Case No. ZA01-041).
- **April 3, 2019:** The Board of Adjustment approved a Special Use Permit on approximately ±88 acres, including the subject site, to allow modifications to the existing Comprehensive Sign Plan (CSP) in the PEP-PAD zoning district (Case No. BOA19-00154).
- **June 28, 2022:** The Planning Director approved an Administrative Review for a walking path on the subject site to serve the AT Still Development to the north (Case No. ADM22-00221).

Project/Request Details

Site Plan:

- **Comprehensive Sign Plan Modification:** The Comprehensive Sign Plan (CSP) Modification request proposes a new detached monument sign at the southwest corner of the site. There is currently a 12-foot-tall monument sign at the southwest corner of the site, which will be removed as part of this CSP Modification request.
- **Sign Details:** The monument sign is a three-sided sign, with east and west sign faces containing approximately 101.4 square feet of sign area per side, and the south sign face containing approximately 5.95 square feet of sign area. The sign is proposed to be 11 feet tall at its highest point. The east and west facing sides of the monument sign each contain an approximately 53 square foot electronic message panel. Per the Standards of Measurement of the Sign Ordinance in Section 11-41-7-A(6) of the MZO, the aggregate sign area of the proposed monument sign is approximately 104.33 square feet. The height of the proposed monument sign is consistent with the maximum height allowed for detached signage within the PEP zoning district, however, the aggregate sign area exceeds the maximum allowed sign area of 80 square feet. The applicant has provided justification for this deviation as part of the CSP modification request. The justification is provided below as part of the analysis of the approval criteria for the CSP modification.
- **Electronic Message Panel:** The proposed two-sided electronic message panel shall be compliant with standards set forth in Section 11-43-5 of the MZO, as confirmed in the submitted project narrative. Per Section 11-43-5-B(2), the electronic message panel shall not be illuminated between 11:00 p.m. and sunrise due to its proximity to the multi-residence development to the west and there is no intervening building/structure that will screen the panel from the residential site.

Special Use Permit:

This request includes a Special Use Permit (SUP) to allow modifications to the approved Comprehensive Sign Plan (CSP), subject to the following review and approval criteria:

Approval Criteria - Section 11-70-5(E):

1. **Consistent with the General Plan and other Plan/Policies:** The proposed monument sign with electronic message panel was designed to complement the surrounding development

and is consistent with the policies of the Mesa Sign Ordinance, except where deviations are requested. The project site is located within the Regional Employment Center Placetype with an Evolve Growth Strategy. Under the 2050 Mesa General Plan primary site entries within this Placetype are enhanced with monument signs. Although there are no primary entries associated with the subject site, the request for placement of the monument sign is consistent with the intent of the General Plan as it is proposed in a prominent location adjacent to an arterial street.

2. **Zoning District Intent:** The proposed sign is centrally located in clear view from Baseline Road, and its design, including the electronic message panel, complements the overall campus within the Planned Employment Park with a Planned Area Development overlay (PEP-PAD) zoning district.
3. **Project Impact:** The request modifies an approved Comprehensive Sign Plan and will not be injurious or detrimental to surrounding properties or the welfare of the city.
4. **Adequate Public Facilities:** The request does not have any impact on the existing public services, facilities or infrastructure on the site.

Comprehensive Sign Plan:

The applicant is requesting a Special Use Permit to modify an existing Comprehensive Sign Plan, subject to the review criteria outlined in Section 11-46-3(D).

Approval Criteria - Section 11-46-3(D):

- **Special Circumstances Applicable to the Property:** The original Comprehensive Sign Plan was approved in 2001 and encompasses approximately ±88 acres of land that have developed over last 20 years. The proposed request to modify this CSP will update the existing primary identification sign, placing it in a location with better visibility than the original.
- **Unique Characteristics of Land Use:** Per the submitted project narrative, the 50-acre campus site is unique and requires a custom design with electronic message panel to provide needed information about campus tenants and activities. The proposed signage is appropriate in size, scale, and material with the included electronic message panel to provide valuable information to the community.
- **Special Design Features:** The proposed monument sign and electronic message panel are specifically designed for this site. They are visually compatible with the surrounding area and will reinforce site architecture and building materials.

Citizen Participation

The applicant notified surrounding property owners within 500 feet of the subject site of the public hearing. As of the writing of this report, Staff has received no feedback about the proposed project.

Conditions of Approval

Staff recommends **approval** of the proposed project, subject to the following conditions:

1. Compliance with all conditions of approval of ZA01-041, except as modified by this request.
2. Compliance with the final site plan as submitted.
3. Compliance with all applicable City development codes and regulations.
4. The electronic message panel shall not be illuminated between 11:00 p.m. and sunrise.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Compatibility and Justification Statement

Exhibit 4 – Signage Plan

Exhibit 5 – Power Point Presentation