



# City Council

## MCC Billboards

### ZON24-00767

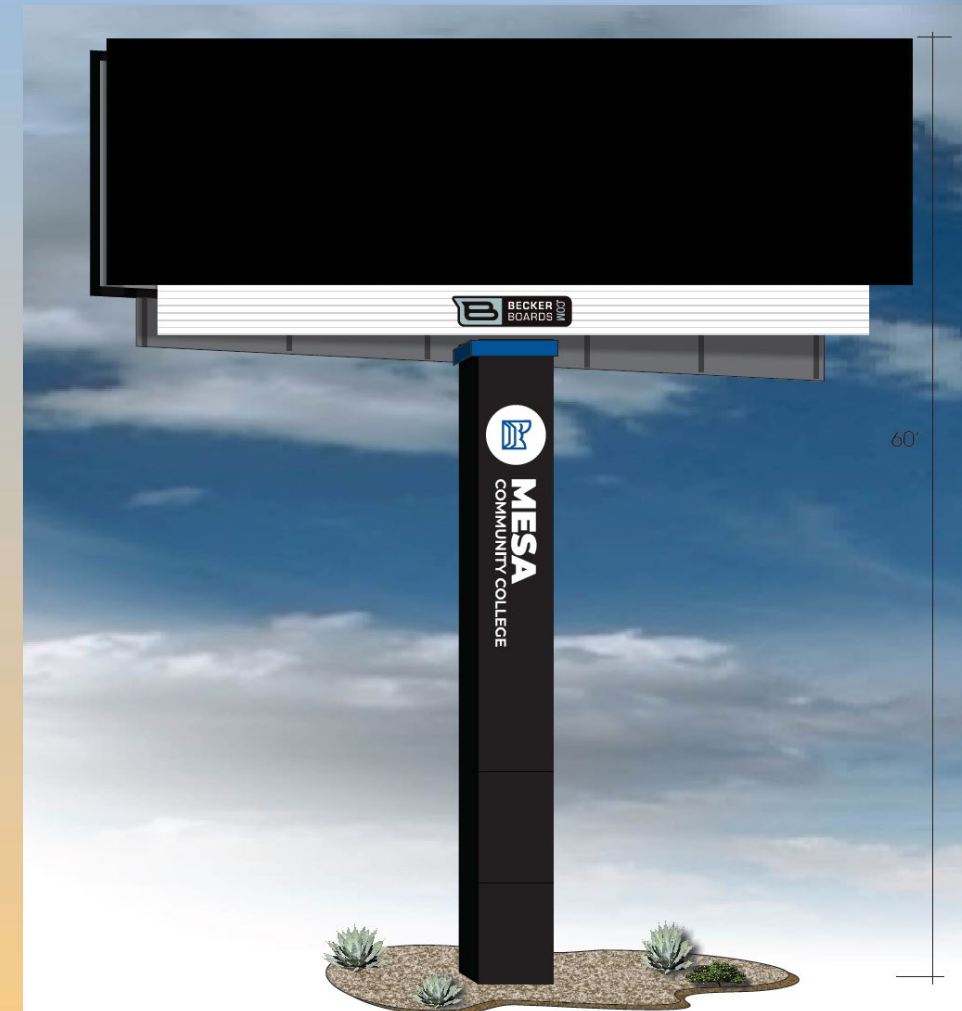
Mary Kopaskie-Brown, Planning Director

December 2, 2024



# Request

- Rezone from Public / Semi-Public (PS) to Public / Semi-Public with a Billboard Overlay (PS-BO)
- To allow the development of two billboards

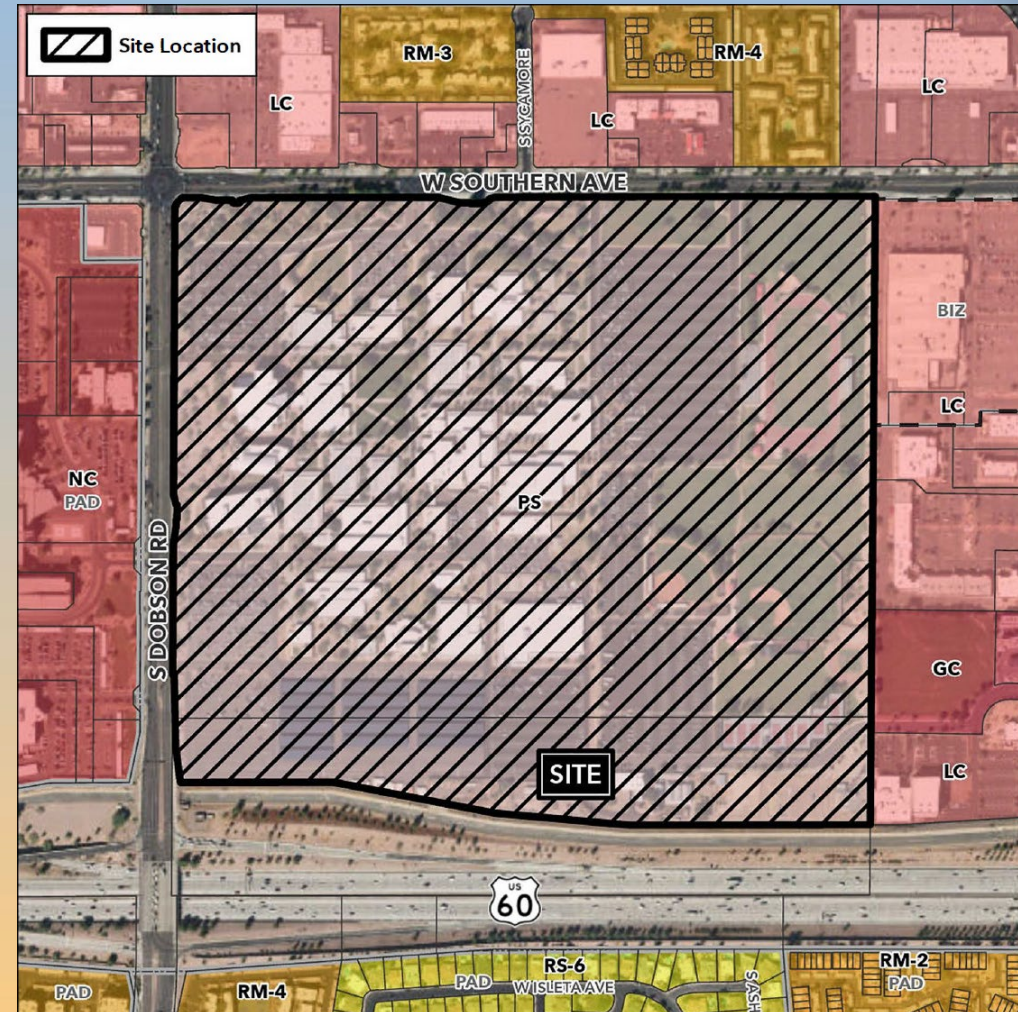






# Location

- South of Southern Avenue
- East of Dobson Road



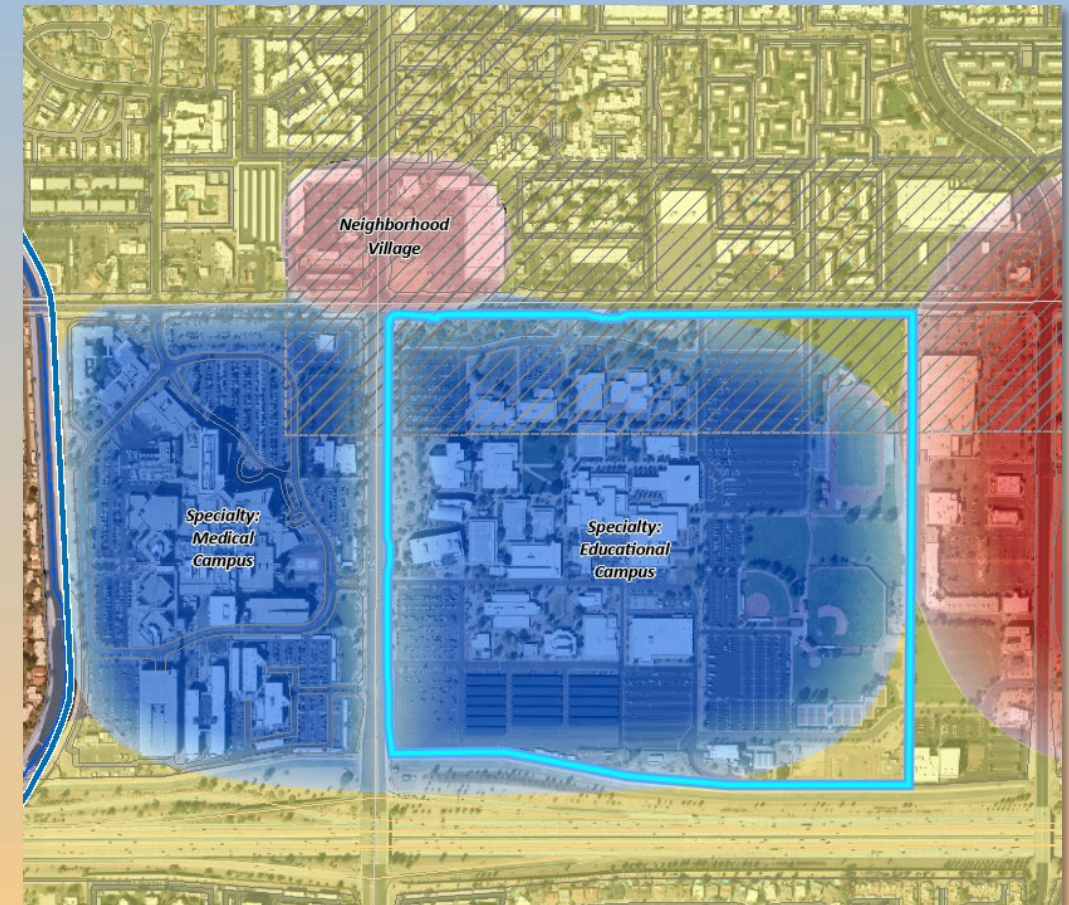




# General Plan

## Specialty: Education Campus

- Intended for education facilities including but not limited to grade schools and Public institutions
- Complies as a part of the Mesa Community College Campus

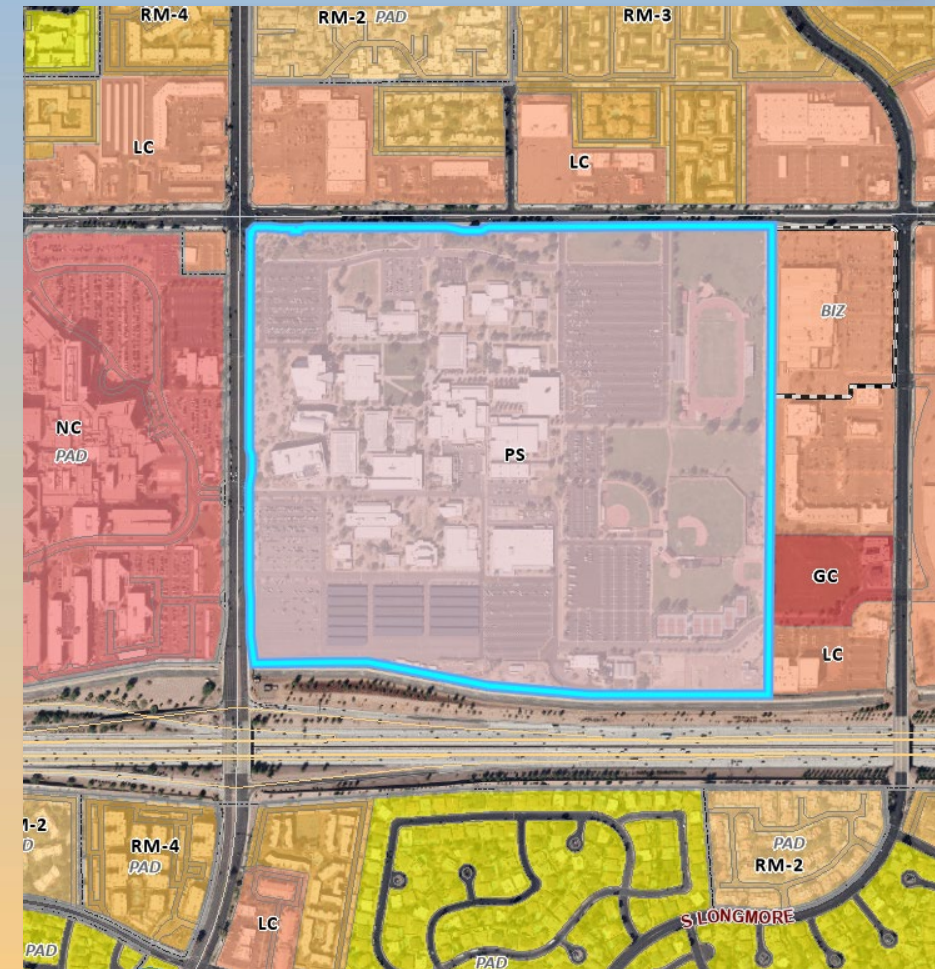






# Zoning

- Concurrent Intergovernmental/Development Agreement
- Rezone from PS to PS-BO





# Site Photo



Looking south from Longmore Way





# Site Photo



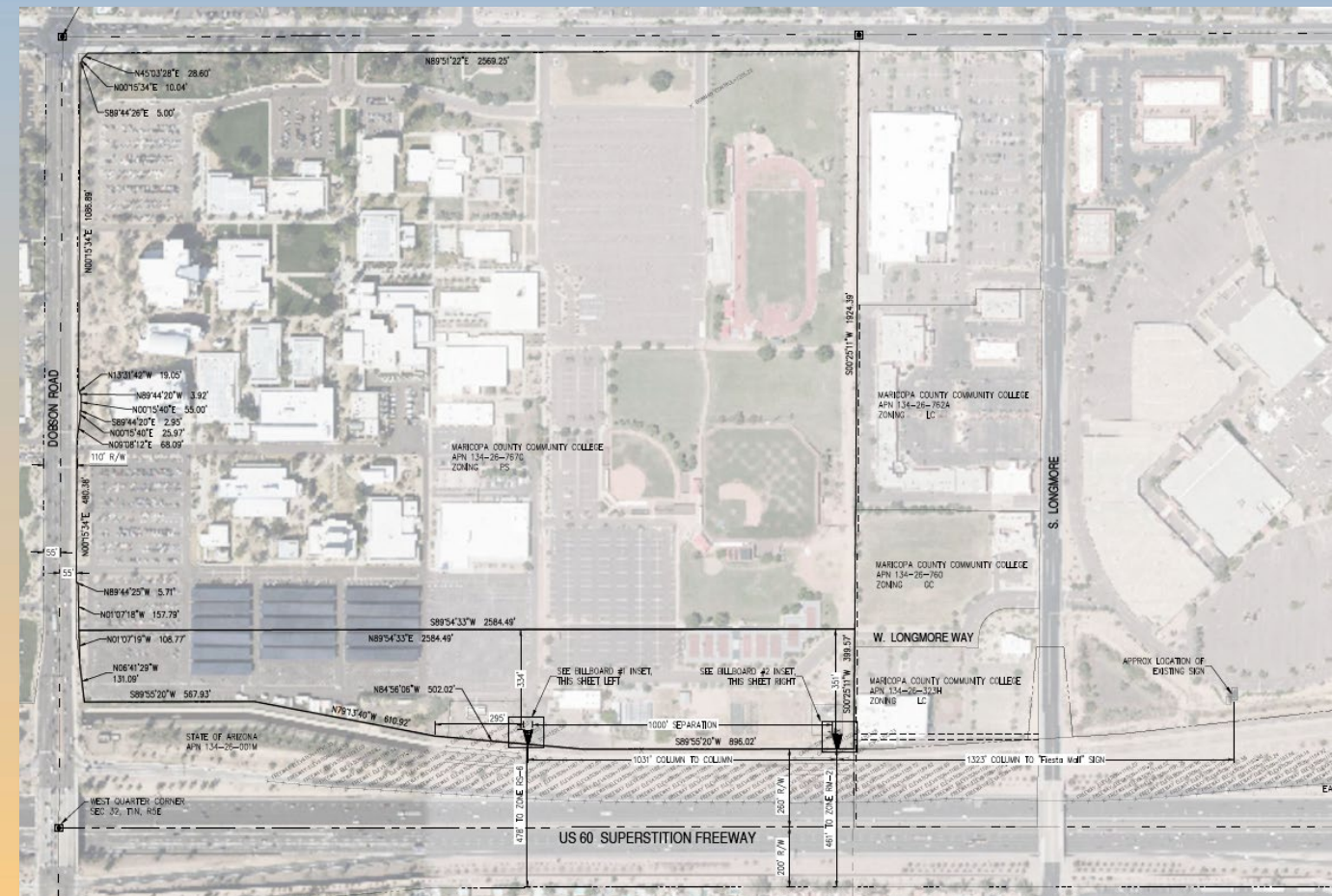
Looking south from Longmore Way





# Site Plan

- Billboard #2 located west of the MCC Performing Arts Building
- Billboard #1 located 1,000 feet west of Billboard #2
- Both Billboards setback 1 foot from US 60

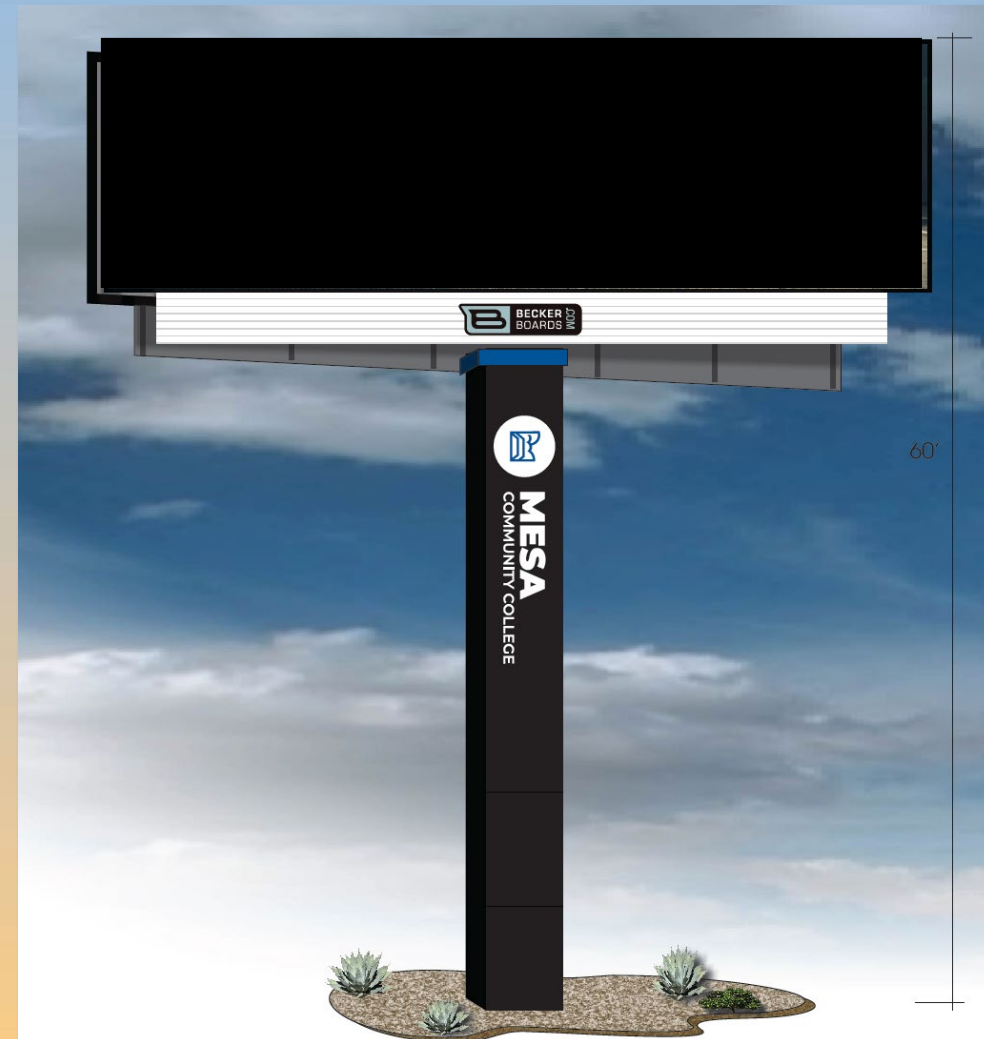






# Elevations

- 60 feet tall
- V-face design





# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting September 12, 2024
- Property owners to the south of US 60 had concerns with lighting impacts
- One resident spoke at P&Z - distraction and safety concerns

CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**  
PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA  
TIME: 4:00 PM DATE: November 13, 2024  
CASE: ZON24-00767  
Request: Rezone from Public and Semi-Public (PS) to Public and Semi-Public with a Billboard Overlay (PS-BO) and Site Plan Review to allow for two billboards.  
Applicant: PEW & LAKE, PLC  
Phone: (480) 461-4670  
Planning Division: (480) 644-2385  
Posting date: 10/28/24

October 28, 2024 at 7:20 AM  
+33.392943,-111.871325  
1855-1871 W Southern Ave  
Mesa AZ 85202  
United States  
Rose Garden





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 25 of the MZO for a BO Overlay

***Staff Recommend Approval with Conditions  
P&Z Recommended Approval with Conditions (7-0)***



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