



Board of Adjustment



BOA24-00729

Noah Bulson, Planning Technician

November 6, 2024



Request

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

1 D/S ILLUMINATED MAIN MONUMENT PERMIT DRAWING

D/S ILLUMINATED MAIN MONUMENT Qty: 1

Scale: NTS SPECS ON FOLLOWING PAGE

NIGHT VIEW

Scale: NTS

CLIENT: Mera Greenfield Apartments
ADDRESS: 4755 E. Southern Ave.
CITY/STATE: Mesa, AZ 85206
4040 E. Pinalo St., Ste. 101, Mesa, AZ 85216 PH: 480.926.2468

DRAWING: 240400_Permit_MeraGreenfieldApts_v4 SALES REP: Stephanie Johnson EMAIL: stephanie@summitwestsigns.com

PROOF OK AS IS
 PROCEED WITH CHANGES AS MARKED

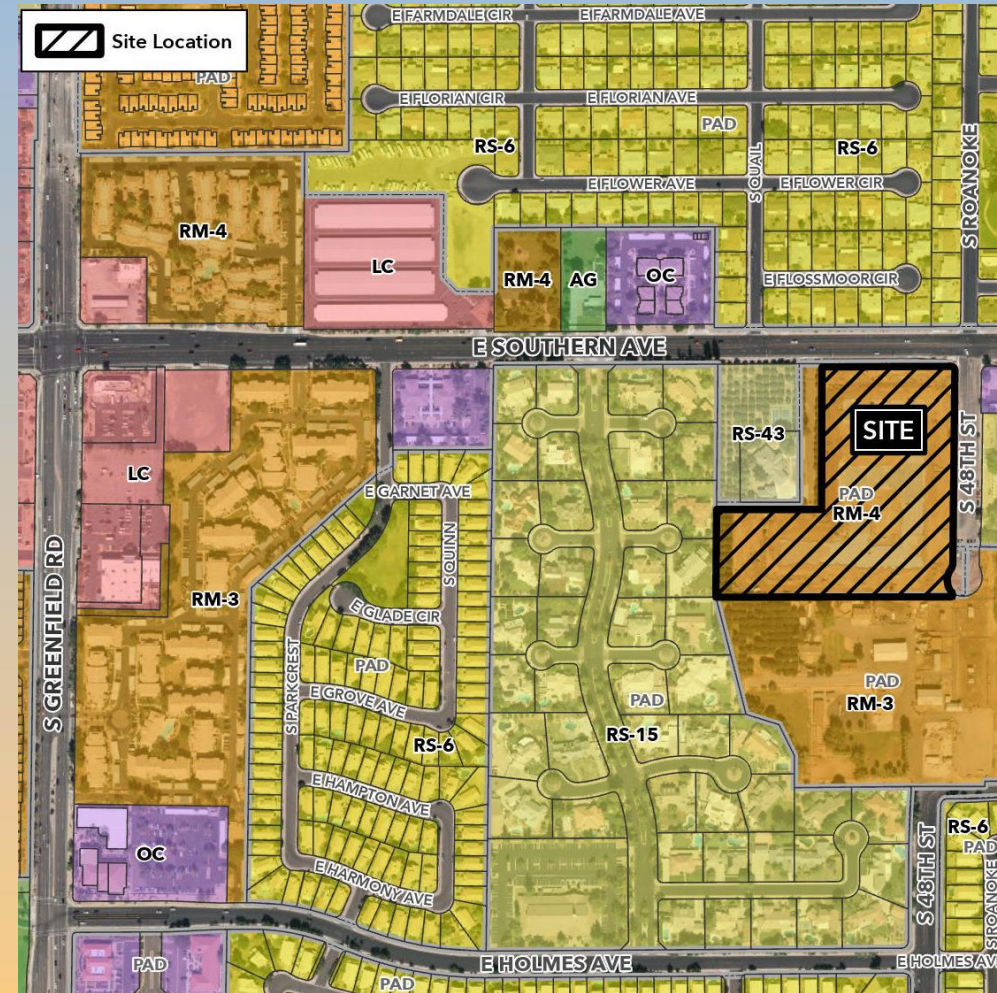
YOUR SIGNAGE IS AN INVESTMENT. WE STRIVE FOR PERFECTION IN EVERY DESIGN. WE OFFER A 30-DAY WARRANTY ON ALL SIGNAGE. IF YOU ARE NOT COMPLETELY SATISFIED WITH YOUR SIGNAGE, WE WILL REDESIGN IT AT NO CHARGE. WE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO YOUR SIGNAGE DUE TO WEATHER OR OTHER FACTORS OUTSIDE OUR CONTROL. WE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO YOUR SIGNAGE DUE TO WEATHER OR OTHER FACTORS OUTSIDE OUR CONTROL. WE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO YOUR SIGNAGE DUE TO WEATHER OR OTHER FACTORS OUTSIDE OUR CONTROL.

DESIGNER: MYM
DATE: 09/04/24
PAGE: 1
240400



Location

- South of Southern Ave
- East of Greenfield Road

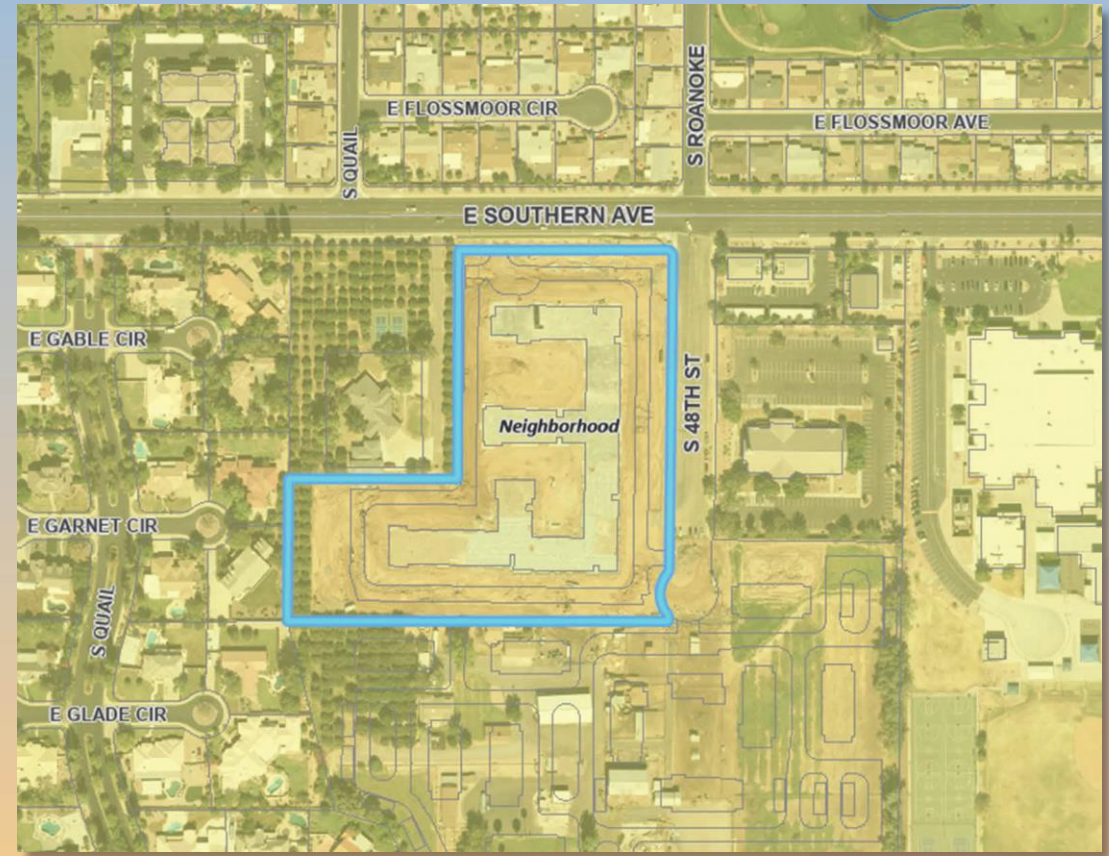




General Plan

Neighborhood

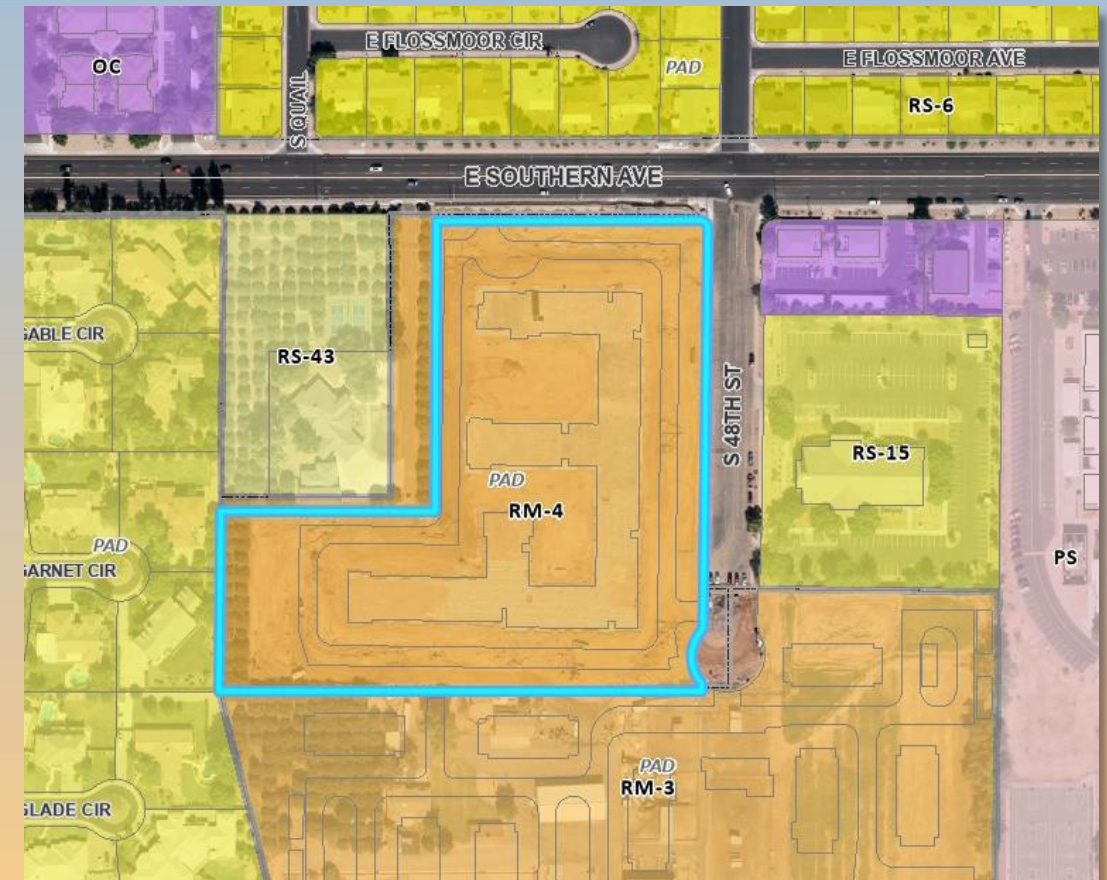
- Safe places for people to live and enjoy their surroundings
- Wide range of housing options
- The use conforms with the goals of the General Plan





Zoning

- Existing: Multiple Residence 4 with a Planned Area Development Overlay (RM-4-PAD)





Site Photos



Looking southwest toward the site

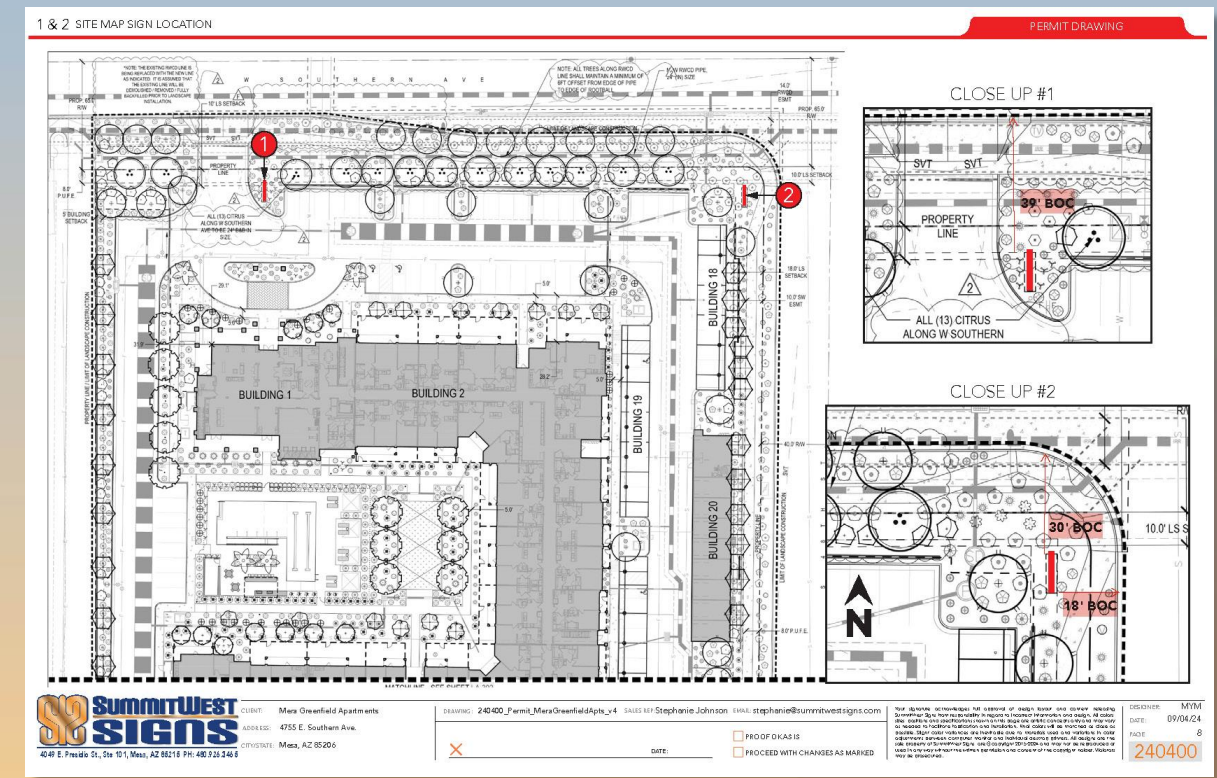


Looking southeast toward the site



Sign Plan

- Currently a part of the “Sunny Mesa” CSP which allows for permanent and temporary subdivision signage
- New CSP to allow an illuminated sign that is not adjacent to an arterial or collector street
- No other modifications are requested





Deviation Request – Sign Illumination

MZO	Permitted	CSP Proposed
<p><i>Per Table 11-43-3-B: Attached and Detached Sign Allowances per Development</i></p> <p>Illumination is allowed if the sign is adjacent to an arterial or collector street.</p>	<p>Illumination on Southern Ave</p>	<p>Illumination on Southern Ave and 48th Street</p>



Elevations

2 D/S ILLUMINATED SECONDARY MONUMENT PERMIT DRAWING

D/S ILLUMINATED SECONDARY MONUMENT Scale: NTS Qty: 1
SPECS ON FOLLOWING PAGE

NIGHT VIEW Scale: NTS

SummitWest Signs 4847 E. Peavide St., Ste. 101, Mesa, AZ 85218 PH: 487.3134

Client: Mera Greenfield Apartments 4755 E. Southern Ave. Mesa, AZ 85206

DRAWING: 24040_Permit_MeraGreenfield signs_2 DATE: 10/09/24

DESIGNER: Stephanie Johnson EMAIL: stephanie@summitwestsign.com

PROOF OF OK AS IS PROCEED WITH CHANGES AS MARKED

PROJECT: 240400

DATE: 10/09/24

PAGE: 2

3 ELEVATION DRAWING TO SHOWCASE COLOR MATCHING ON SIGNAGE - ELEVATION DRAWING PERMIT DRAWING

EAST ELEVATION - BUILDING 2 Scale: 1" = 20"

SummitWest Signs 4847 E. Peavide St., Ste. 101, Mesa, AZ 85218 PH: 487.3134

Client: Mera Greenfield Apartments 4755 E. Southern Ave. Mesa, AZ 85206

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DESIGNER: Stephanie Johnson EMAIL: stephanie@summitwestsign.com

PROOF OF OK AS IS PROCEED WITH CHANGES AS MARKED

PROJECT: 240400

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PAGE: 5

Building Elevations for reference



Elevations

1 D/S ILLUMINATED MAIN MONUMENT PERMIT DRAWING

D/S ILLUMINATED MAIN MONUMENT Scale: NTS City: 1
SPECS ON FOLLOWING PAGE

NIGHT VIEW Scale: NTS

SummitWest Signs
400 E. Peoria St., Ste. 101, Mesa, AZ 85218 PH: 480.731.2416

CLIENT: Mesa Greenfield Apartments
ADDRESS: 4755 E. Southern Ave.
CITY/STATE: Mesa, AZ 85206

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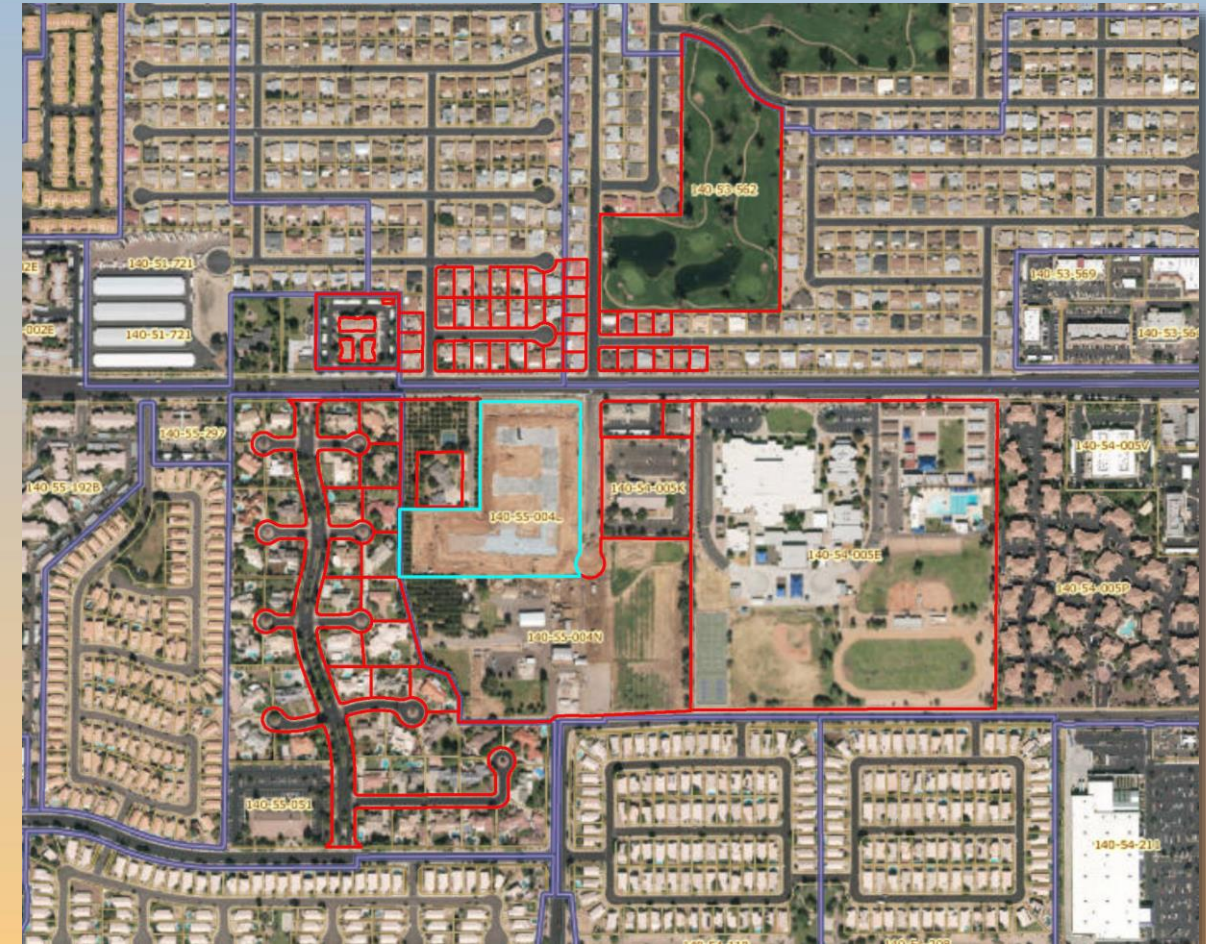
PROOF OK AS IS
PROCEED WITH CHANGES AS MARKED

Building Elevations for reference



Citizen Participation

- Notified property owners within 500-feet
- Staff was contacted by one neighbor who had no concerns with the proposal.





Approval Criteria

Section 11-70-5(E) Special Use Required Findings

- ✓ Project will advance the goals and objectives of the General Plan and other City plans 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.



Approval Criteria

Section 11-46-3(D) CSP Review 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.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings and review criteria for Sections 11-70-5(E) and 11-46-3(D) of the MZO

Staff recommend Approval with Conditions



Board of Adjustment