



# Board of Adjustment



# BOA25-00058

## Destination at Gateway CSP

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April 1, 2026



# Request

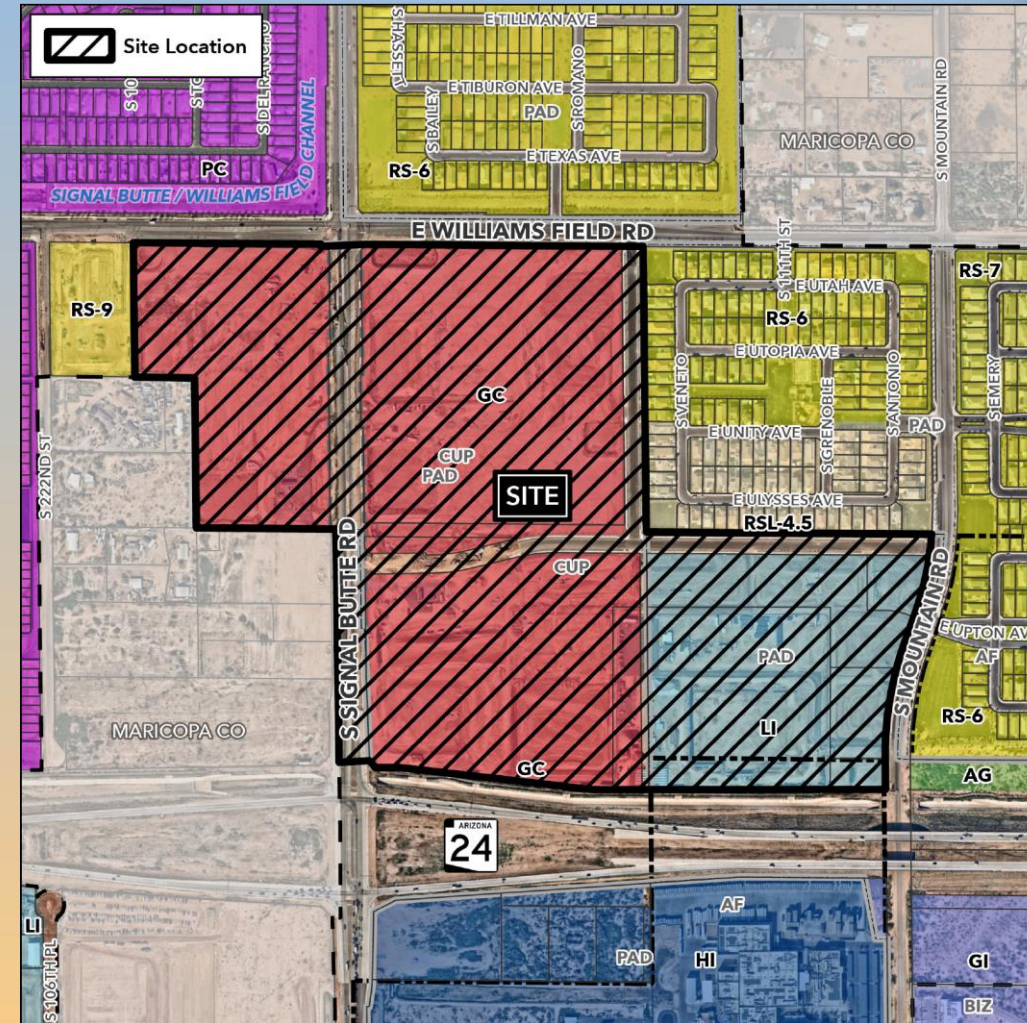
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





# Location

- East of Signal Butte Road
- North of 24 Gateway Freeway
- West of Mountain Road

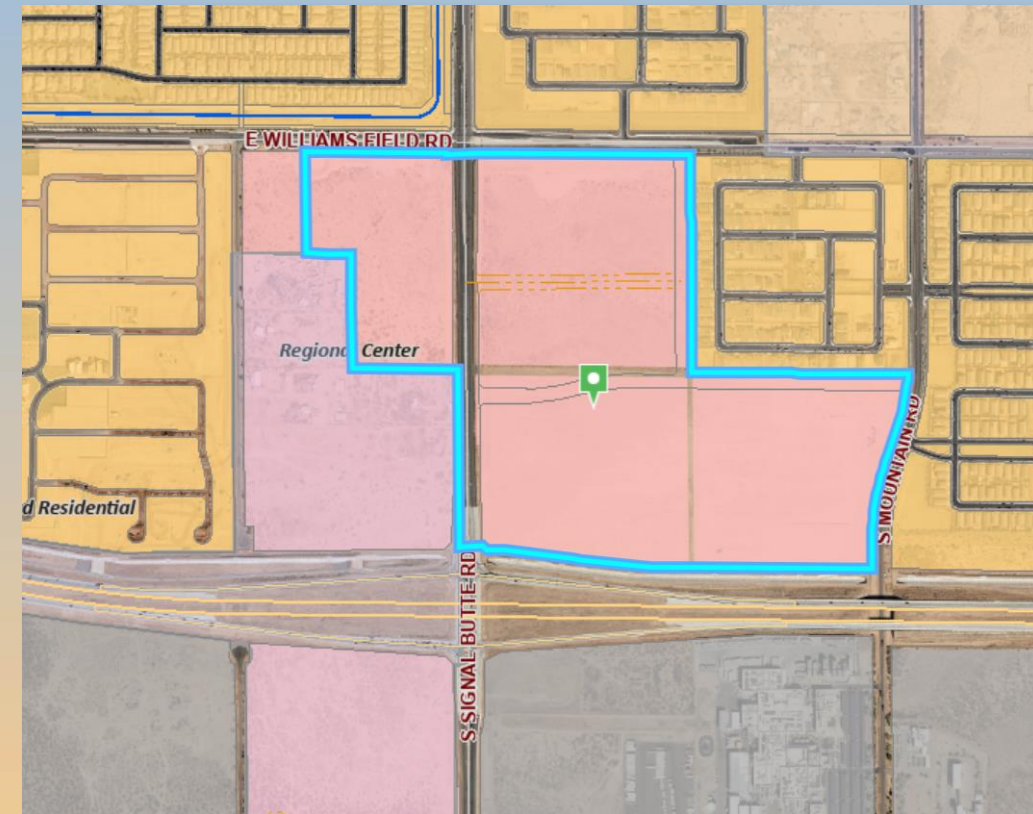




# General Plan

## Regional Center – Evolve

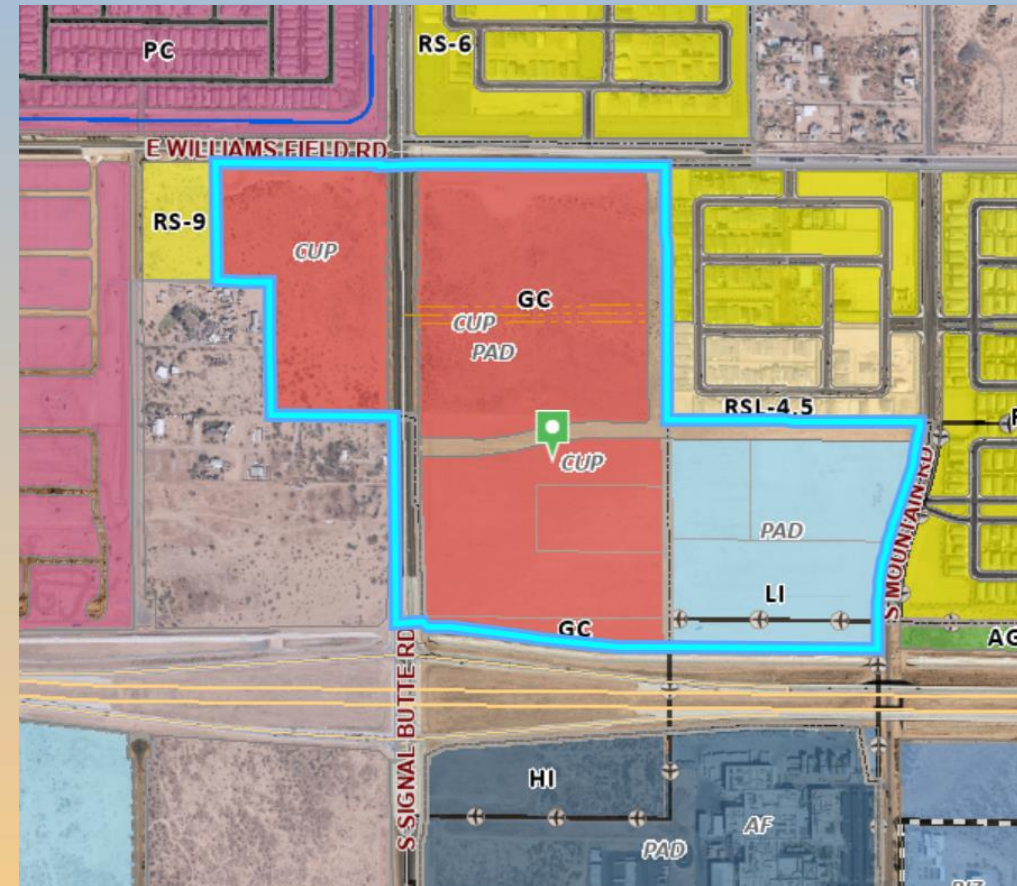
- Major retail, national chains, specialty shops, and a wide range of services and amenities that draw consumers from across the City and greater metropolitan area.





# Zoning

- General Commercial with a Planned Area Development overlay (GC-PAD)
- Light Industrial with a Planned Area Development overlay (LI-PAD)
- The Destination at Gateway development is a permitted use in the GC-PAD and LI-PAD zoning districts.





# Site Photo



Looking north from 24 Gateway Freeway offramp (Signal Butte)



# Site Photo



Looking north from 24 Gateway Freeway (Mountain Road)

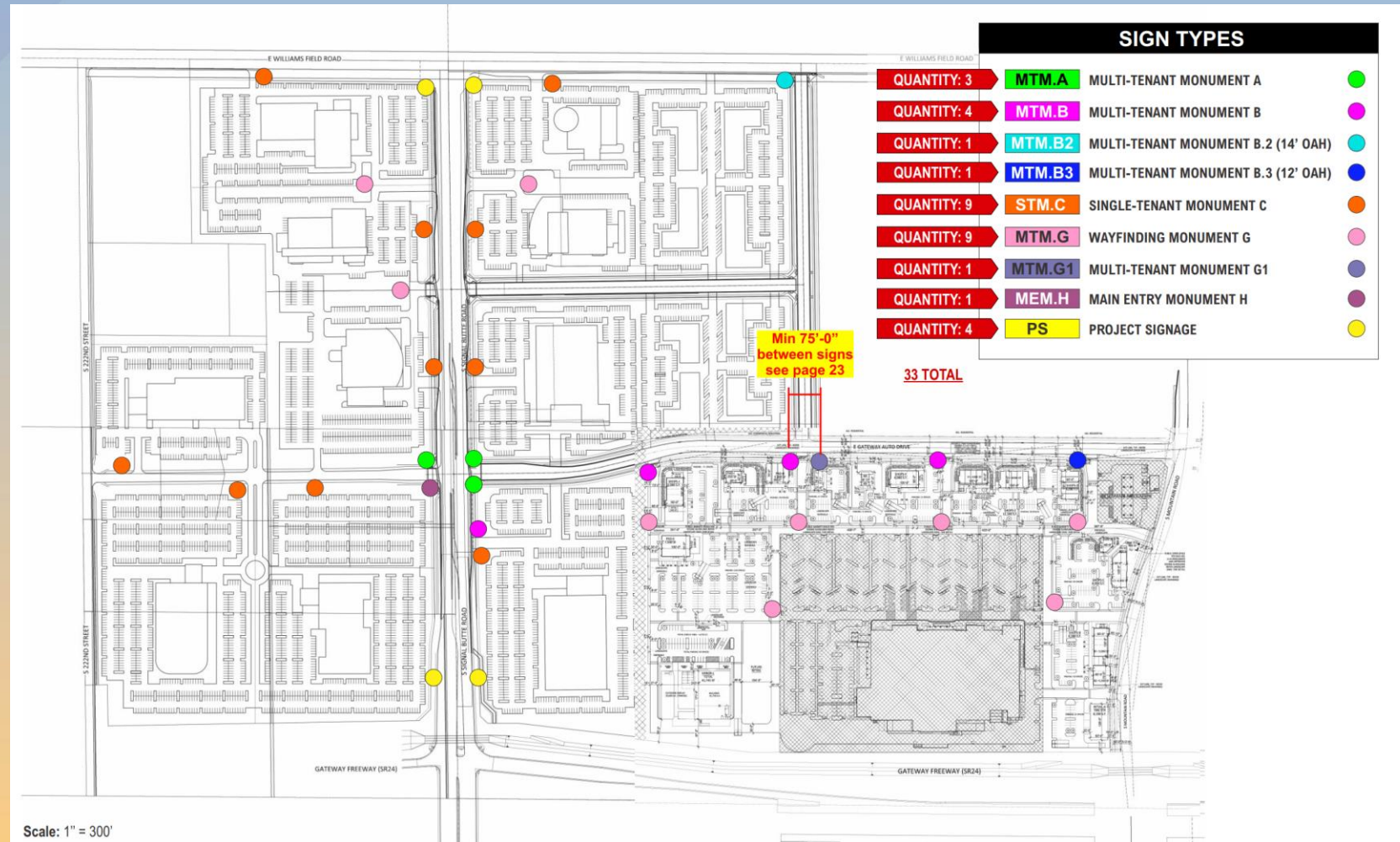


# Sign Plan – Detached Signs

Development Standards	MZO Allowance	CSP Proposed
<u>Detached Signage Height - 11-43-3.D.3</u>	12-feet	<b>5 signs at 14 feet</b> <b>4 signs at 20 feet</b>
<u>Detached Signage Design Guidelines – 11-43-2.B</u>	The sign copy should not exceed a horizontal-to-vertical ratio of two to one (2:1).	<b>Exceeds 2:1 Ratio for main entry monument sign only (as shown in the CSP)</b>
<u>Detached Signage Design Guidelines – 11-43-2.C</u>	No detached permanent sign is allowed within seventy-five (75) feet of any other detached permanent sign on the same parcel or Group C-O-I Development site.	<b>Wayfinding signs do not apply</b>

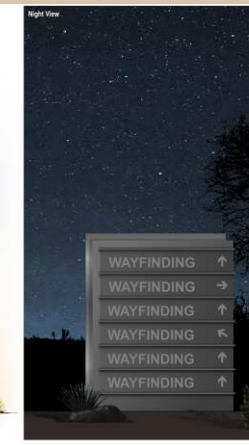
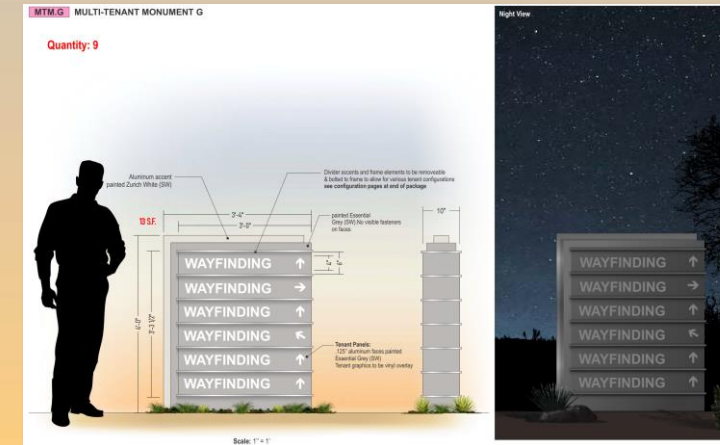
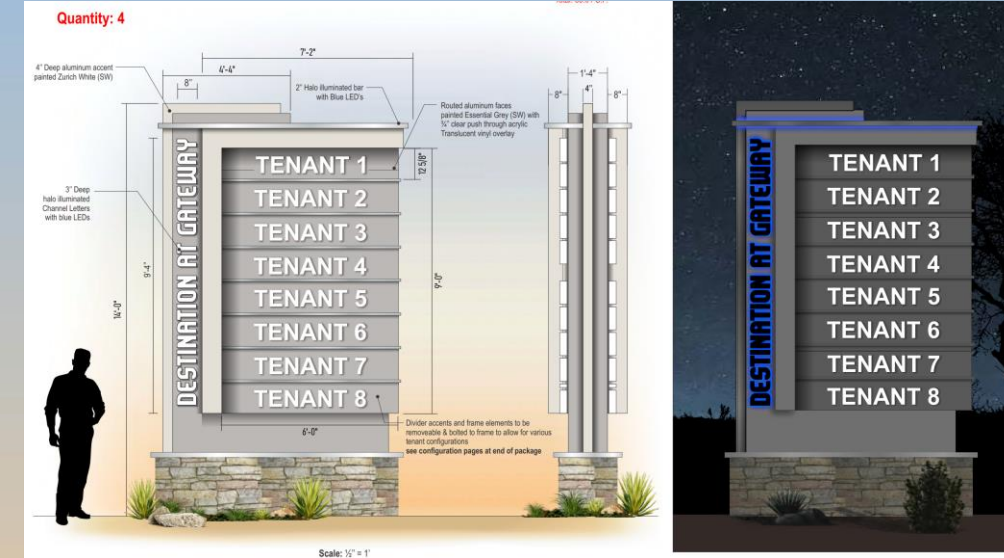
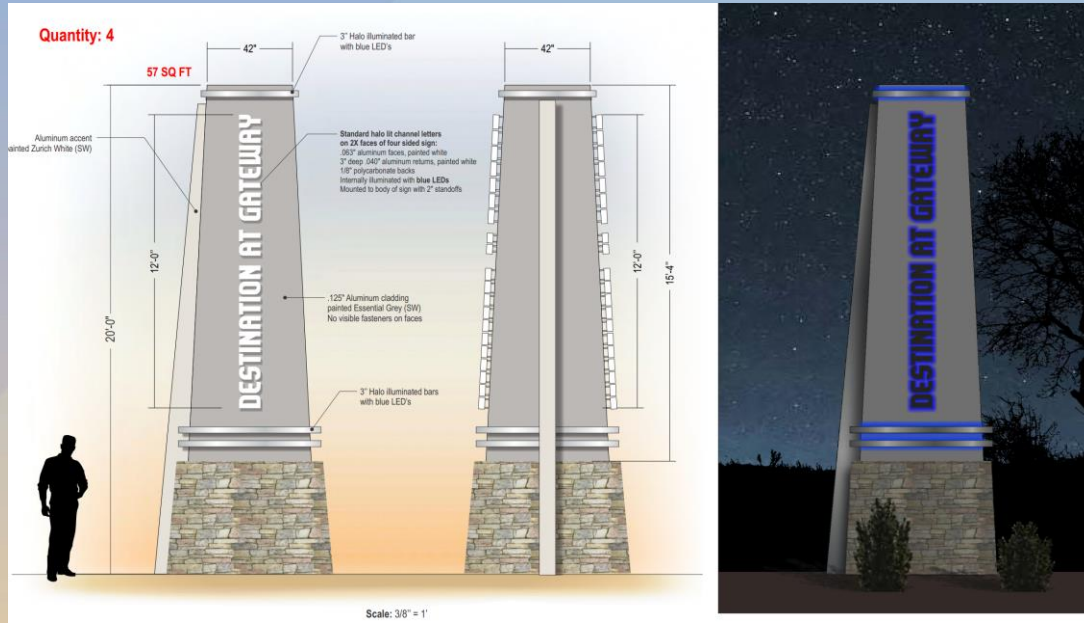


# Sign Plan





# Sign Plan





# Color & Materials

Sign Colors and Materials

## COLOR & MATERIAL SCHEDULE

White	Essential Grey (SW)	Zurich White (SW)	Ashfall Stone
Light Gray TBD	Medium Gray TBD	Metallic Silver	

Destination at Gateway Design Guidelines Colors and Materials

"CHARDONNAY"	"ASHFALL"	"WHEATON"	"MIXED SHALE"

Primary Colors:

Zurich White (SW)	Pavestone (SW)	Essential Gray (SW)	Northwood Brown (BM)
Dry Dock (SW)	Cabot Trail (BM)	White	Aesthetic White



# Citizen Participation

- 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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