



Board of Adjustment



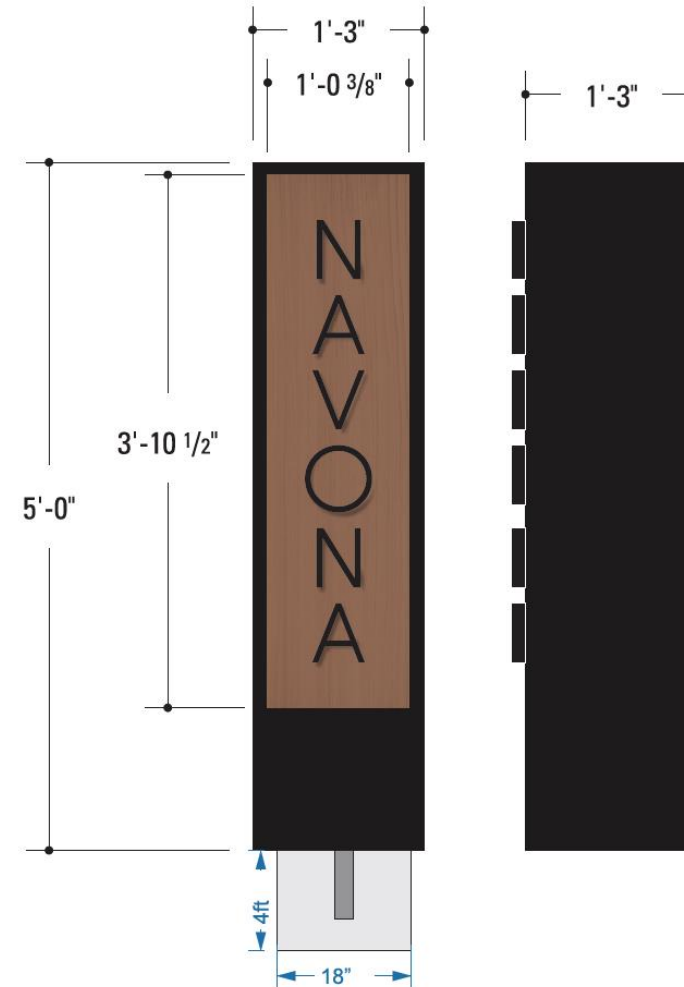
BOA25-00468

Navona - Toll Bros



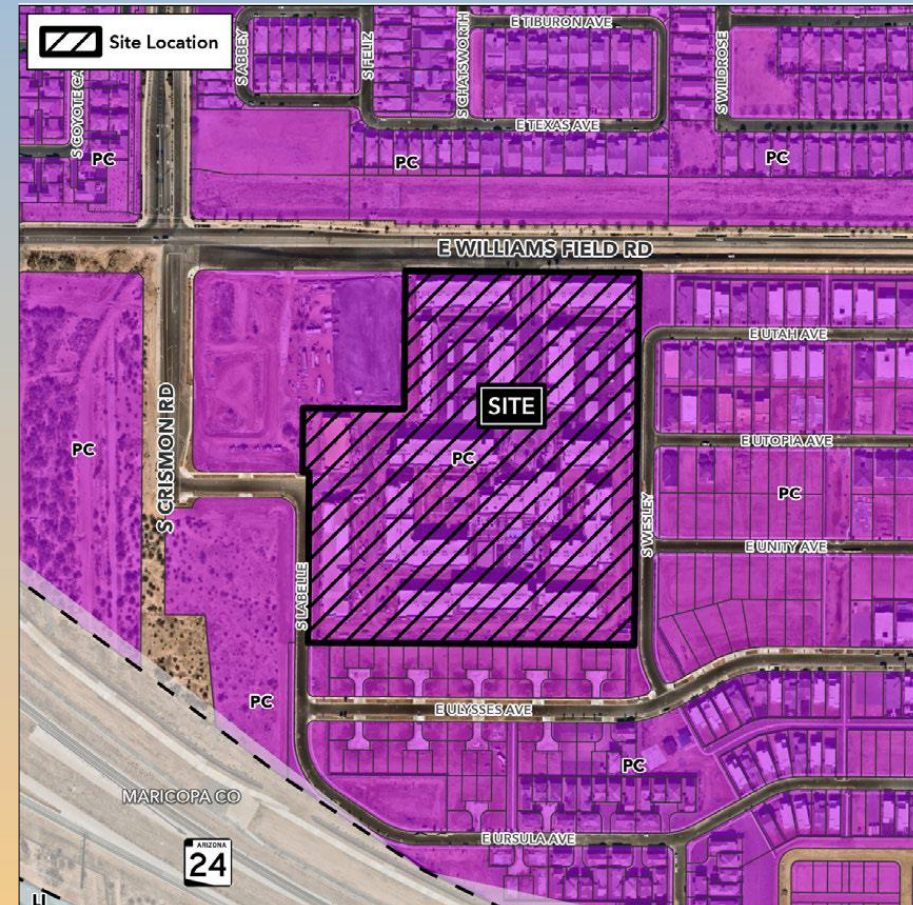
Request

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





- 10141 East Williams Field Rd.
- East of Crismon Rd.
- South side of Williams Field Rd.

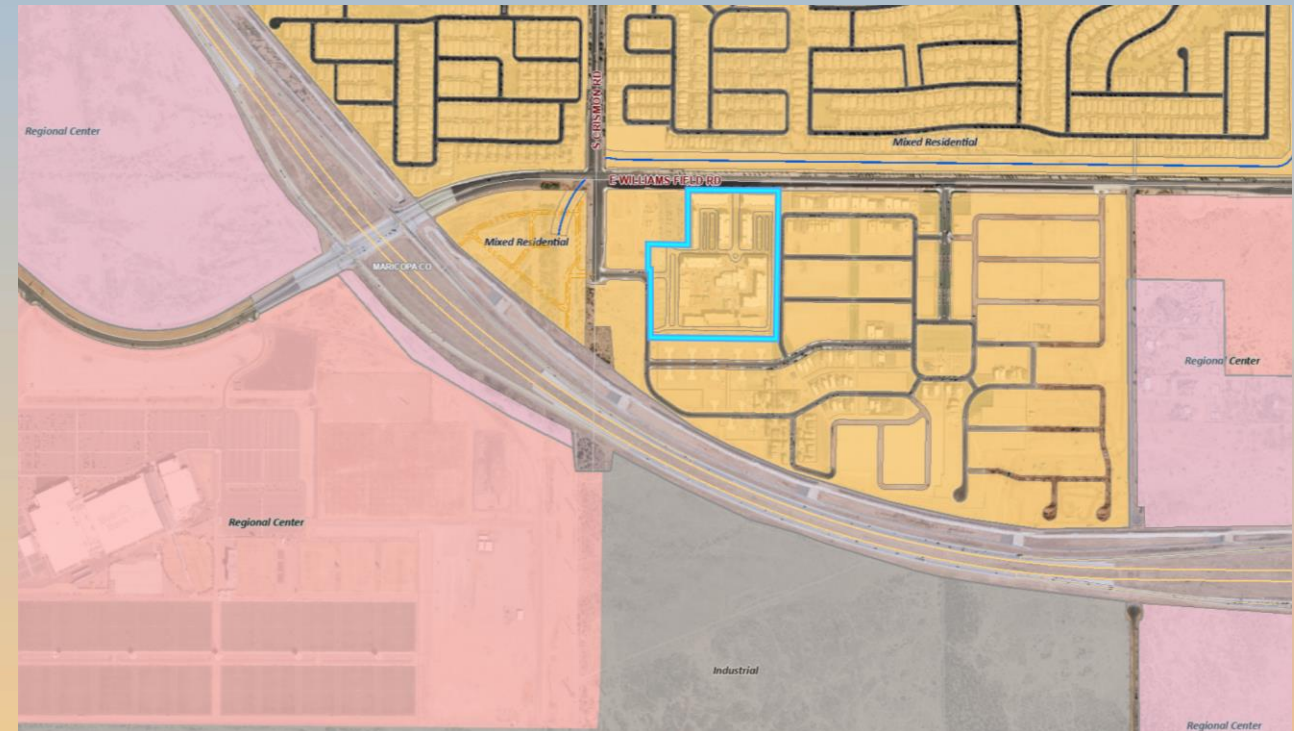




General Plan

Mixed Residential – Evolve

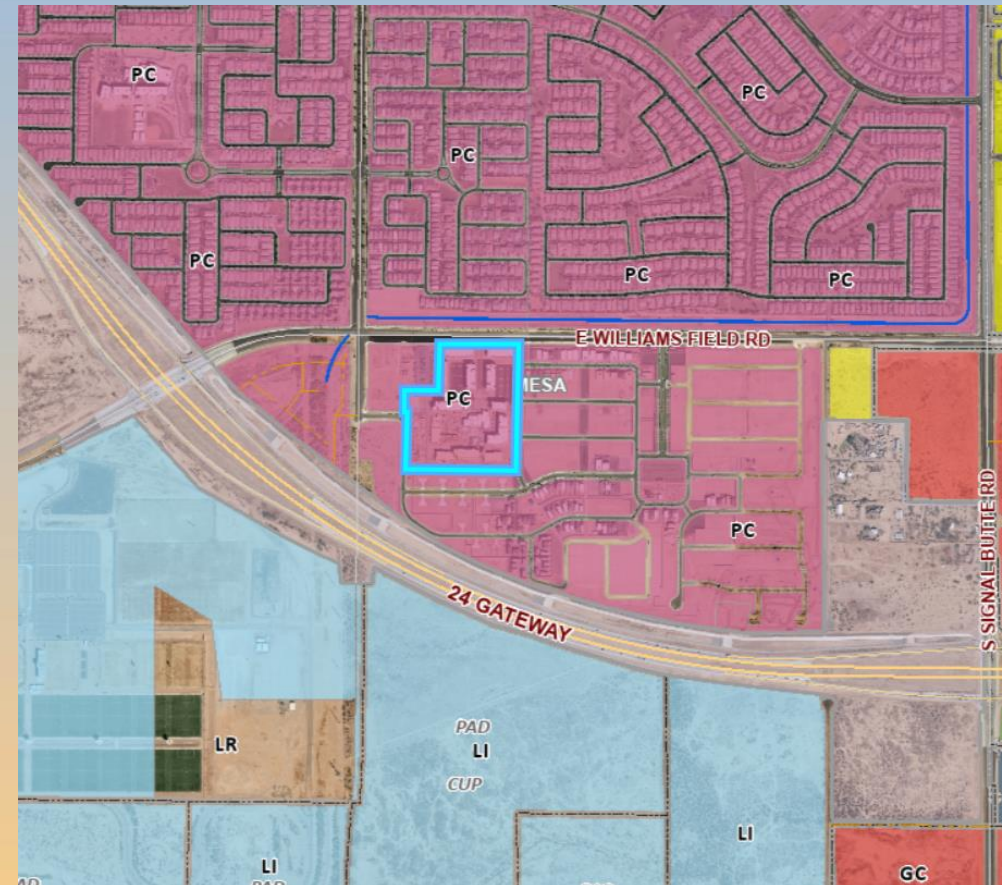
- Provide sustainability through the creation of a live/work/play community
- Multi-residential is a principal land use.





Zoning

- Planned Community (PC)
- Subject to Development Unit 1 of the Avalon Crossing Community Plan





Site Photo



Looking south towards the Navona Apartments (under construction)



(3) Proposed:

- [illegible]



Sign Plan Continued

- Meets the sign allowance criteria for Residential Multiple (RM) Districts per MZO Table 11-43-3-B

Table 11-43-3-B: Attached and Detached Sign Allowances per Development

Max. Number of Permitted Signs (1)	Sign Area Calculation	Max. Height	Additional Requirements
2 signs per street front, attached or detached	1 sq. ft. of sign area per 5-lineal feet of street frontage up to a max. of 32 sq. ft.	8-feet detached	Illumination is allowed if the sign is adjacent to an arterial or collector street. (2)



Attached Sign

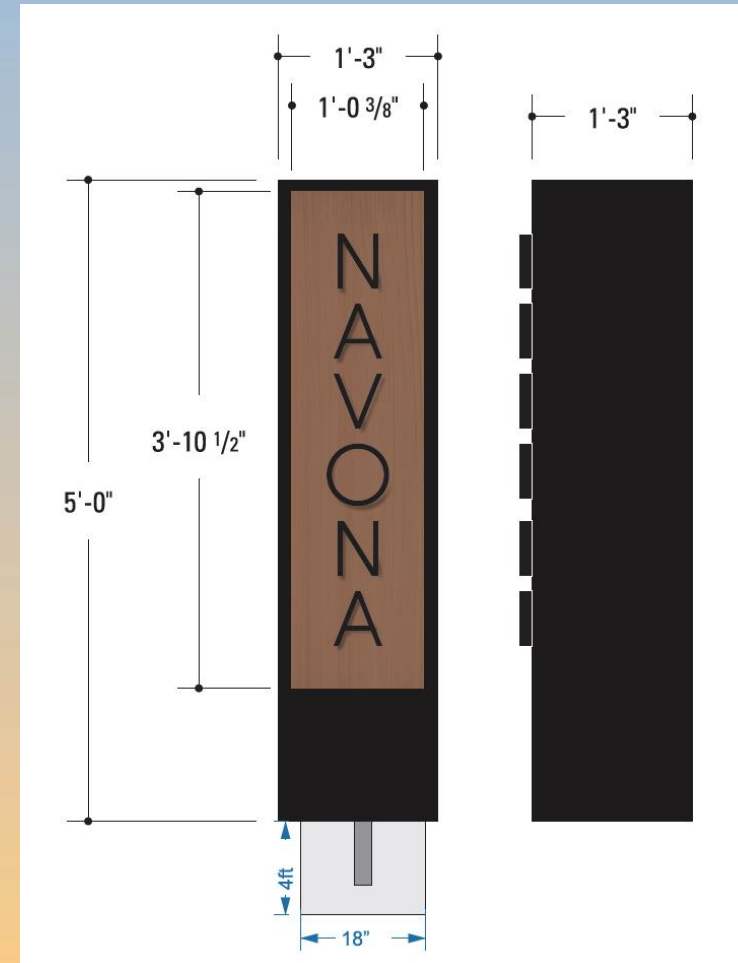
- One attached sign placed above clubhouse entry
- Illuminated LED
- 3" deep cabinet with individual letters





Detached Signs

- Two detached signs
 - 8' high adjacent to Williams Field Rd. Primary
 - 5' high adjacent to Unity Ave. Secondary





Sign Materials

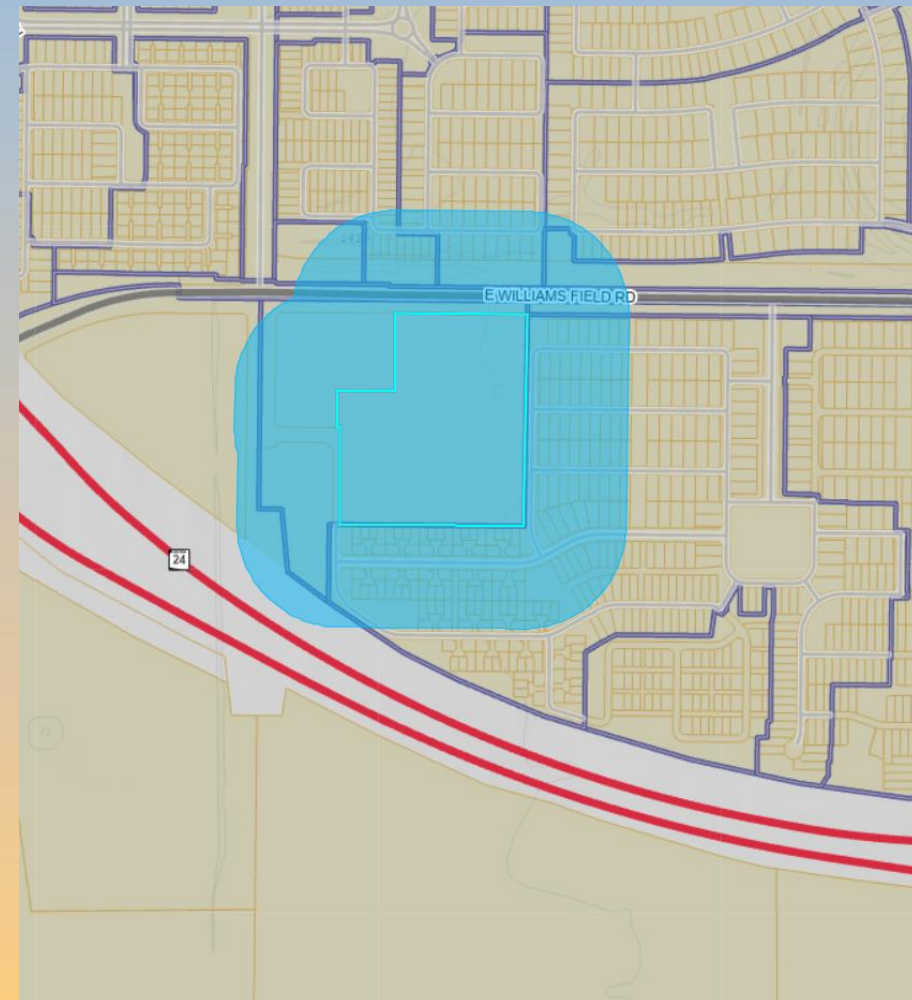
- Two detached signs
 - Aluminum construction
 - Sign face matte wood veneer
- Letters and cabinets will have a satin black finish





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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