



Board of Adjustment



BOA24-00550

Avalon Ranch CSP



Request

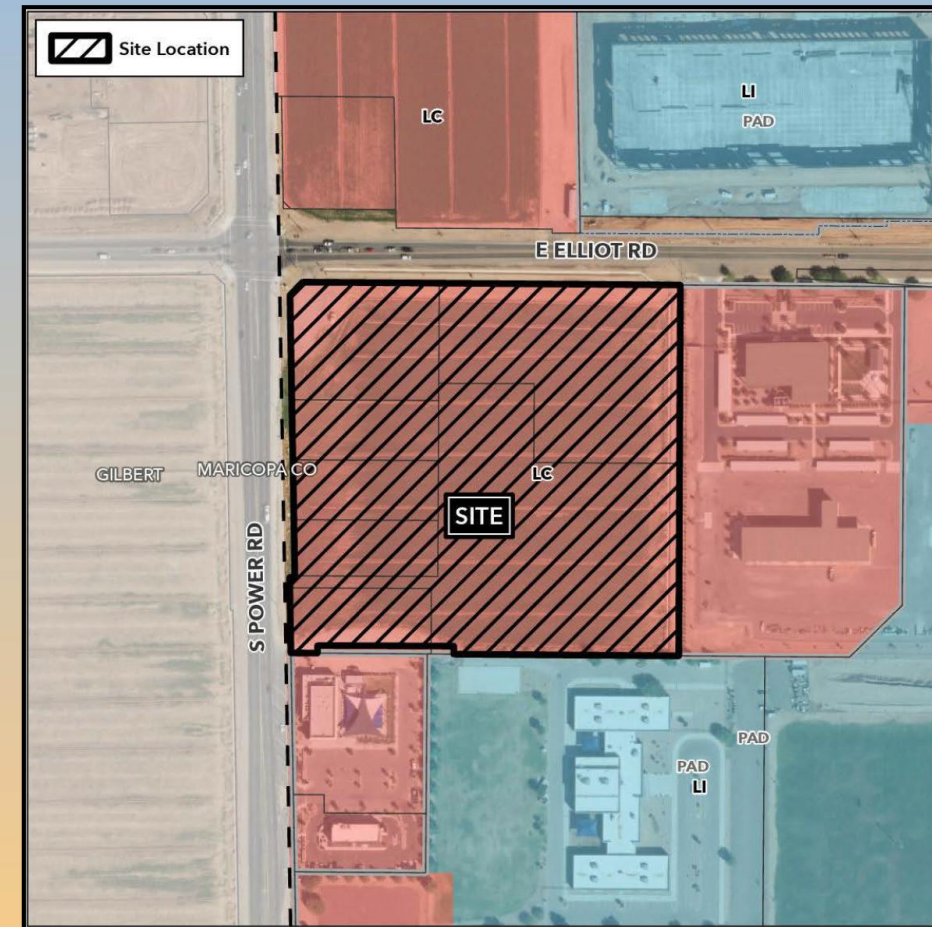
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





Location

- East of Power Road
- South of Elliot Road

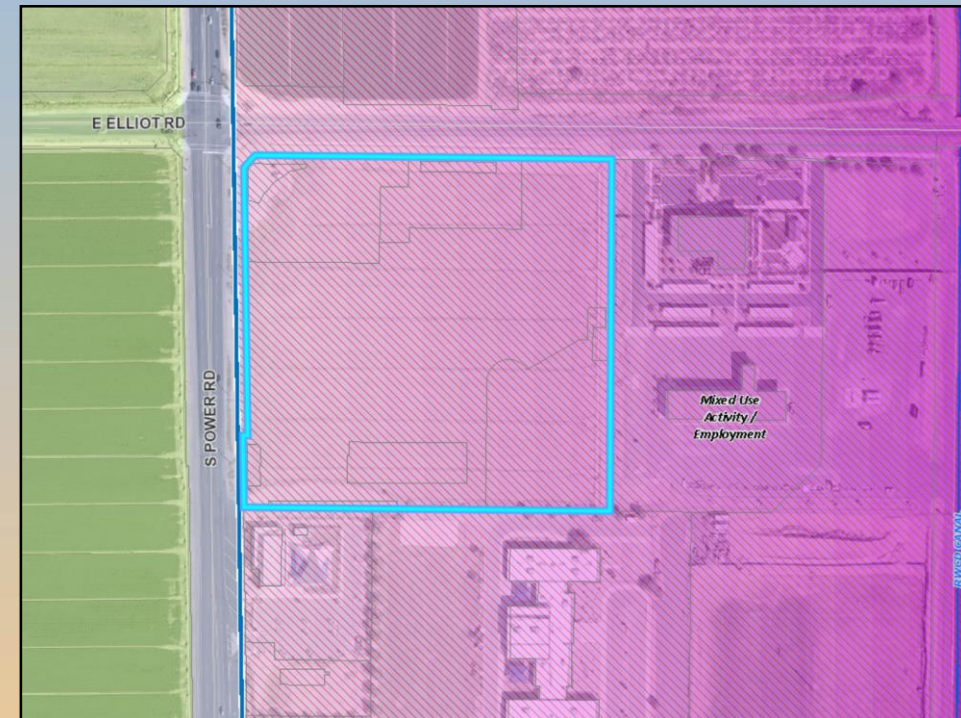




General Plan

Mixed Use Activity District/Employment

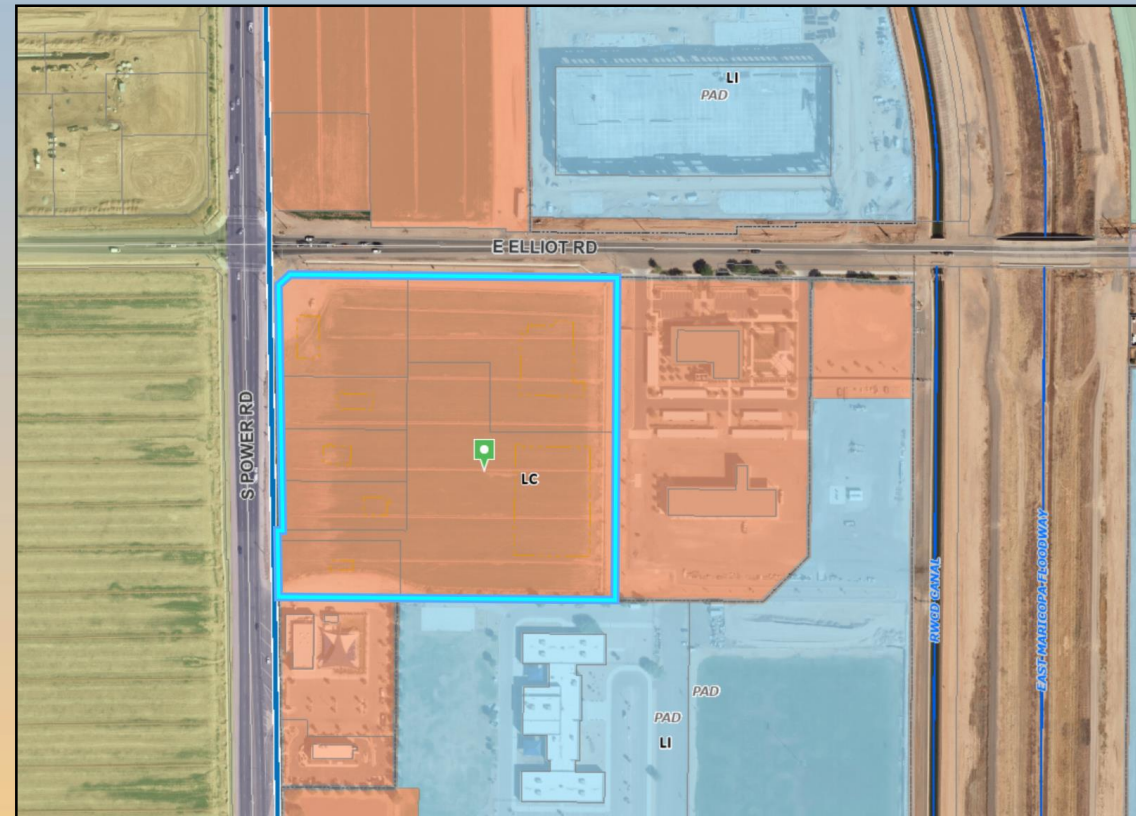
- Regional activity areas
- Wide range of employment
- Supportive commercial





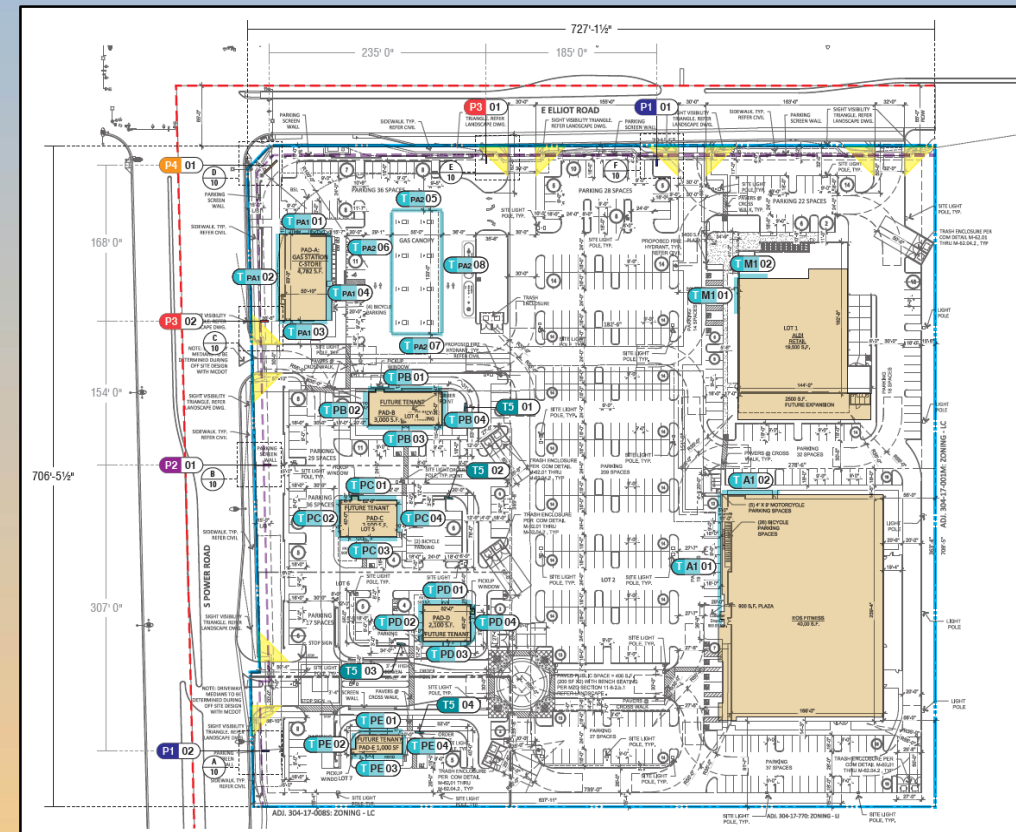
Zoning

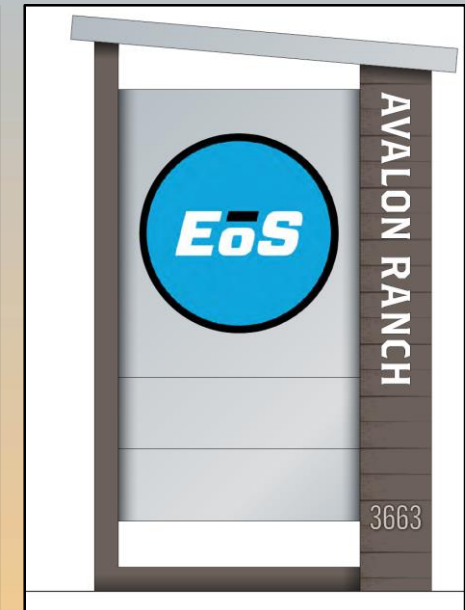
- Limited Commercial (LC) District





- 7 commercial buildings
 - Approximately 75,000 SF
 - 1 service station
 - 4 restaurants with drive-thrus
 - 2 major anchor tenants
- 727± feet of frontage (Elliot Rd.)
- 706± feet of frontage (Power Rd.)



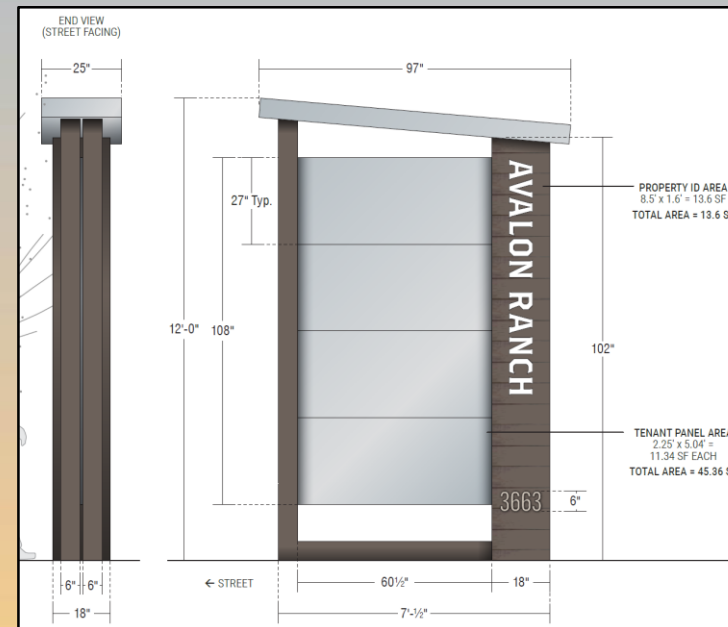




Sign Plan

Freestanding Monument Signs – P2

- No deviations requested

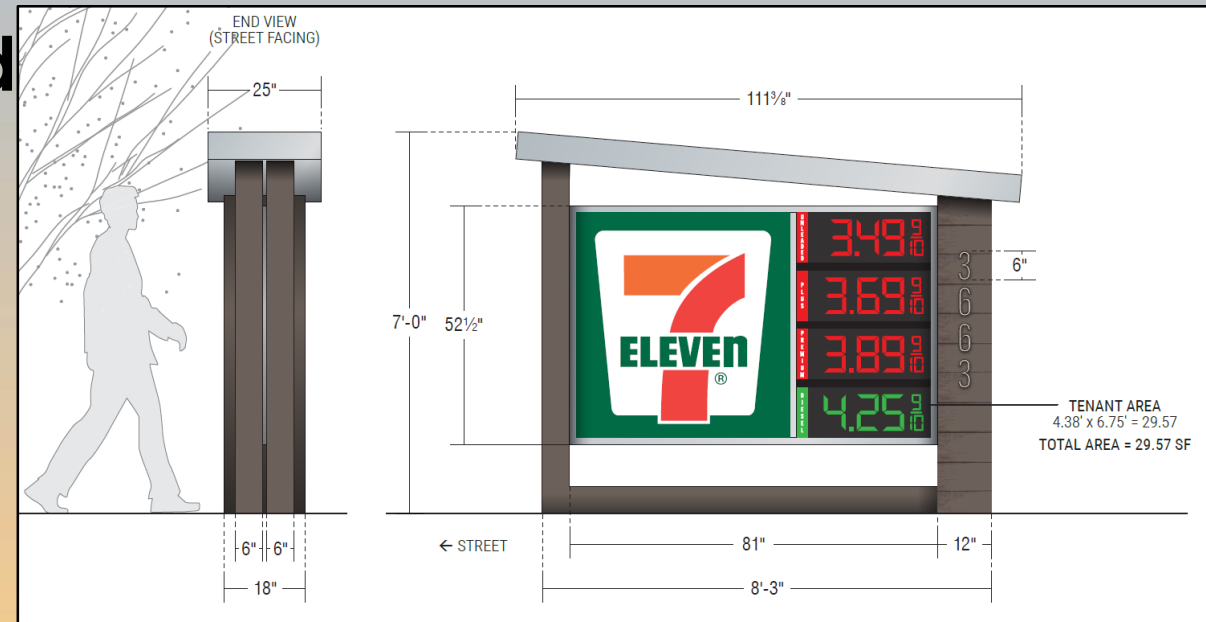




Sign Plan

Service Station Monument Signs – P3

- No deviations requested





Sign Plan

Project ID Sign – P4

- No deviations requested

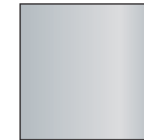




Sign Plan

- Palette harmonious with approved commercial center

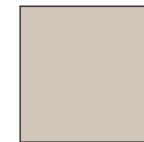
Color & Materials Palette



Brush Aluminum
Matthew Paint to Match Omega-Lite
Bright Silver Wall Panels



437R2398 - Aged Bronze
Matthews Paint closest Match



104 - Dryvit Systems Dover Sky
Matthews Paint closest Match

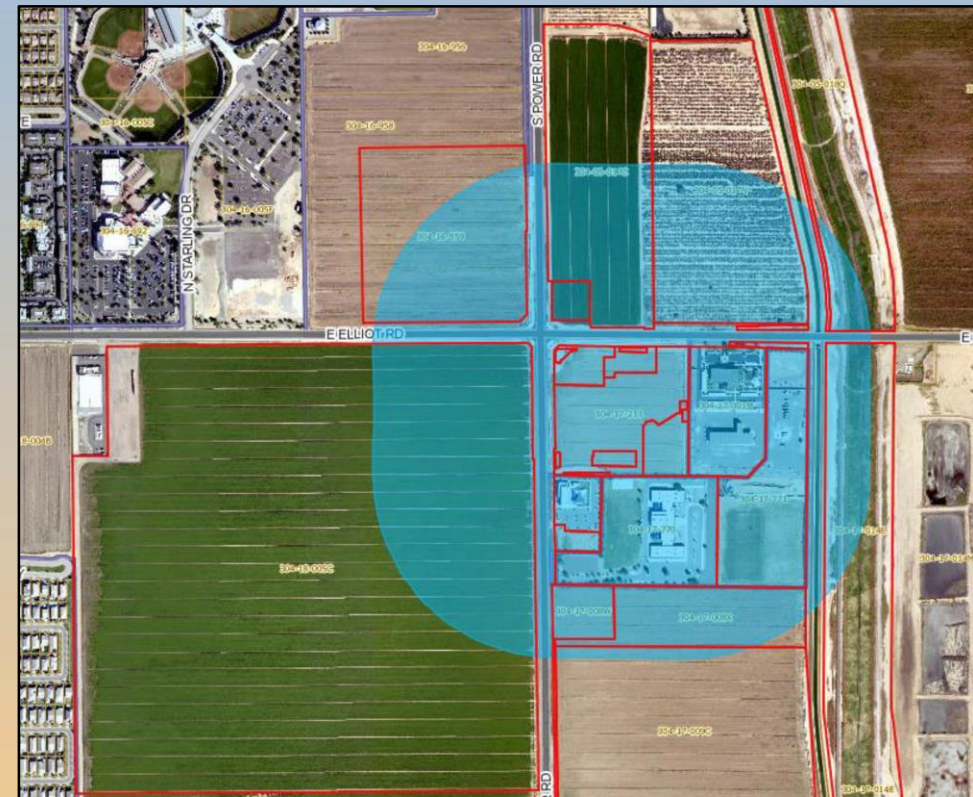


Nichia Fiber Cement Exterior Cladding
Vintagewood - Bark
Closest Match - Paint Pattern, Powder Coat, or Print



Citizen Participation

- Notification letters were sent to property owners within 500' of the site.
- Staff received no feedback.





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, or
- ✓ The development exhibits unique characteristics of land use, that represent a clear variation from conventional development, or
- ✓ 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.



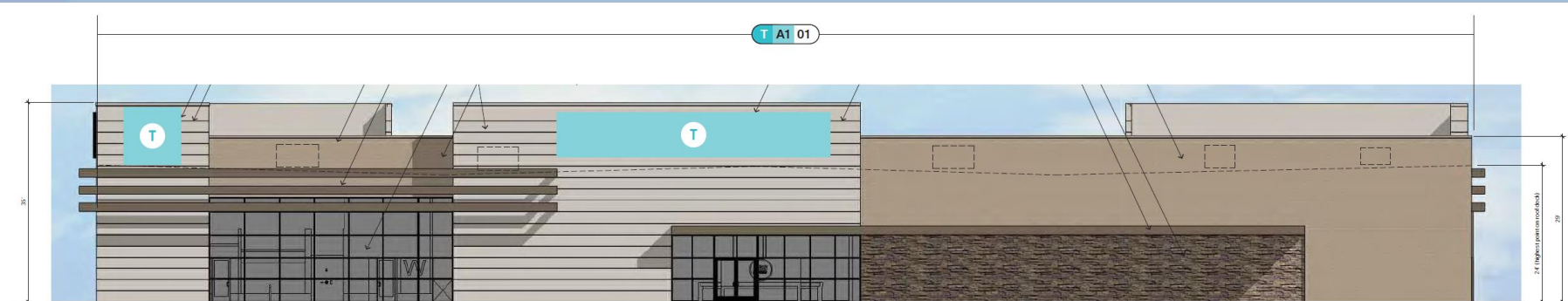
Findings

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

Staff recommends Approval with Conditions



Board of Adjustment



EOS - FITNESS - West Elevation
Scale: 1" = 20'0"



EOS - FITNESS - North Elevation
Scale: 1" = 20'0"