



# Board of Adjustment



# BOA23-00976

Charlotte Bridges, Planner II

October 2, 2024



# Request

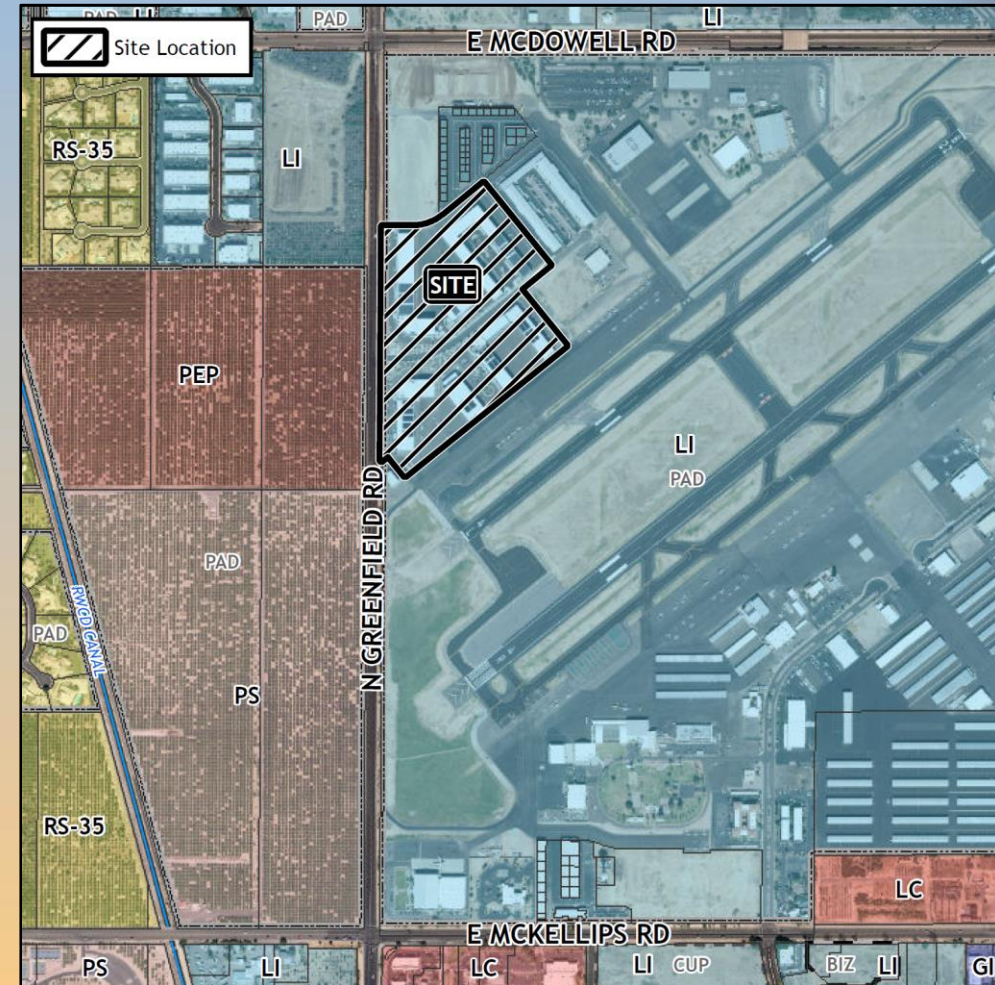
- Special Use Permit for a Comprehensive Sign Plan





# Location

- East of Greenfield Road
- North of McKellips Road



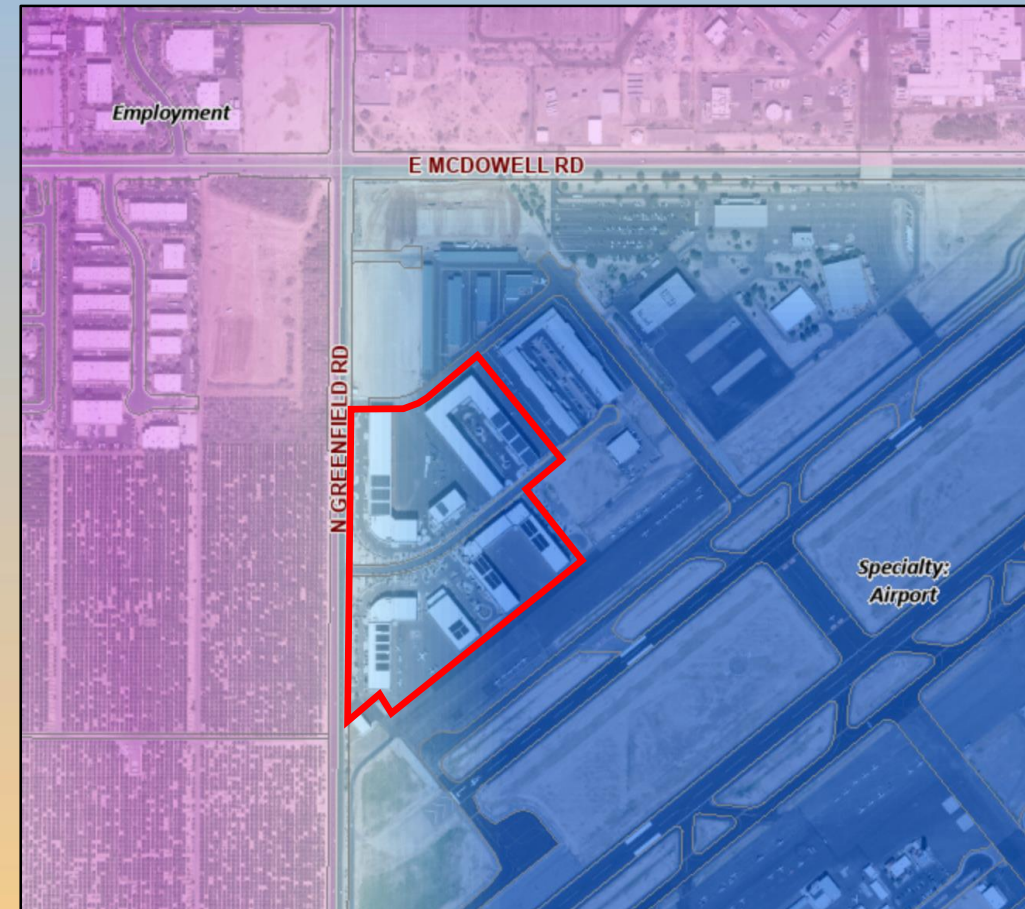


# General Plan

Specialty - Airport Sub-type

Falcon Field Sub Area

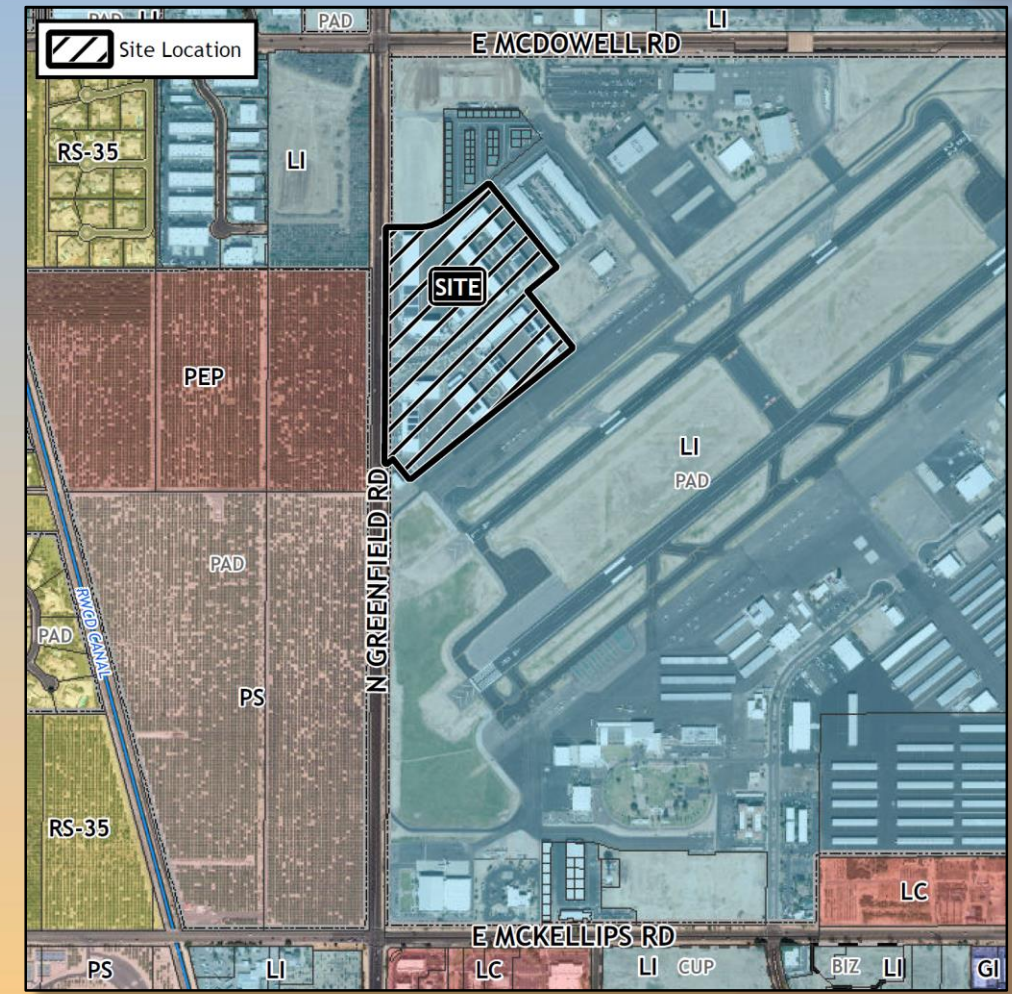
Oasis of abundant, high-quality employment for professionals, technical experts, and highly skilled labor.





# Zoning

Light Industrial with  
Planned Area  
Development overlay  
(LI-PAD)





# Site Photo



Looking east at the southeast corner of Greenfield Road and Mallory



# Site Photo



Looking east at the northeast corner of Greenfield Road and Mallory





# Site Photo



Looking west at the north side of Mallory



# Site Photo



Looking west at the south side of Mallory

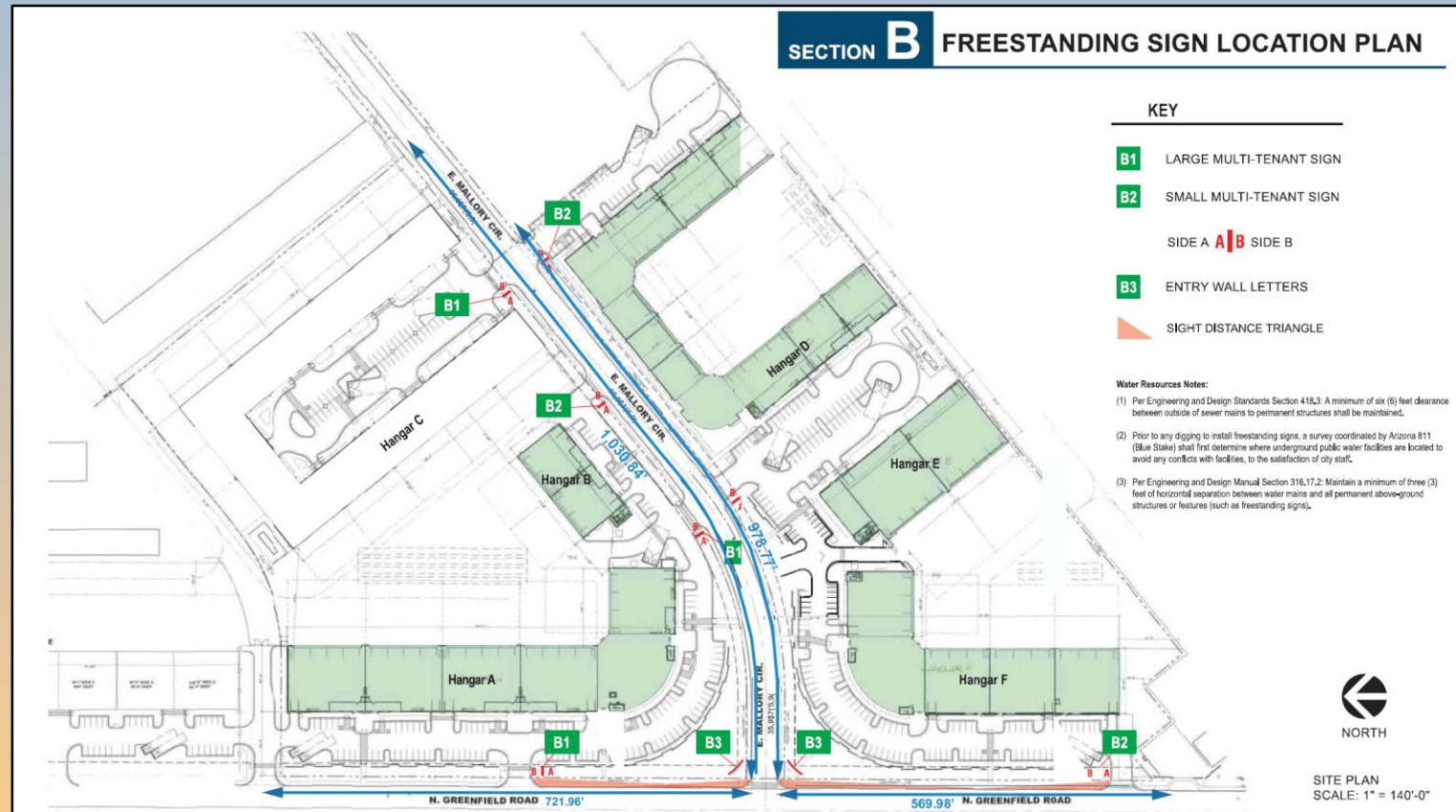


# Sign Plan - Detached Signs

## Proposed

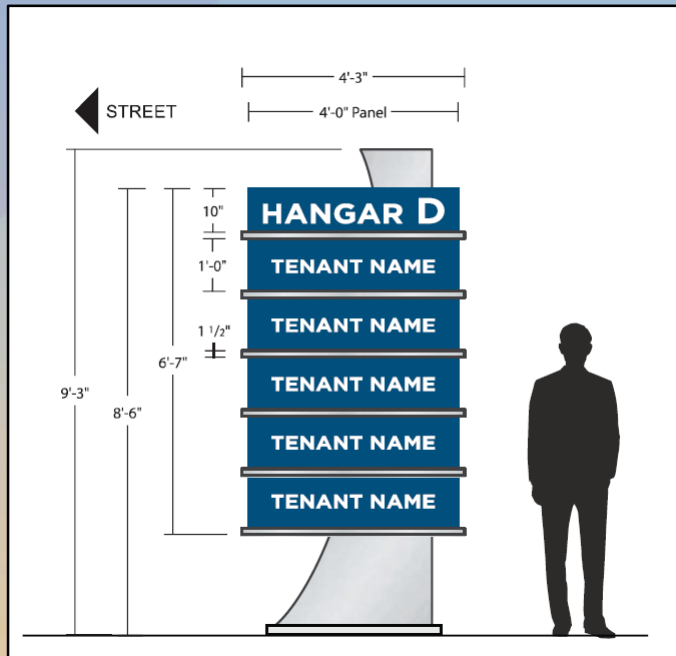
- 4 - B1 multi-tenant
- 3 - B2 multi-tenant
- 2 - B3 Entry

No deviations requested

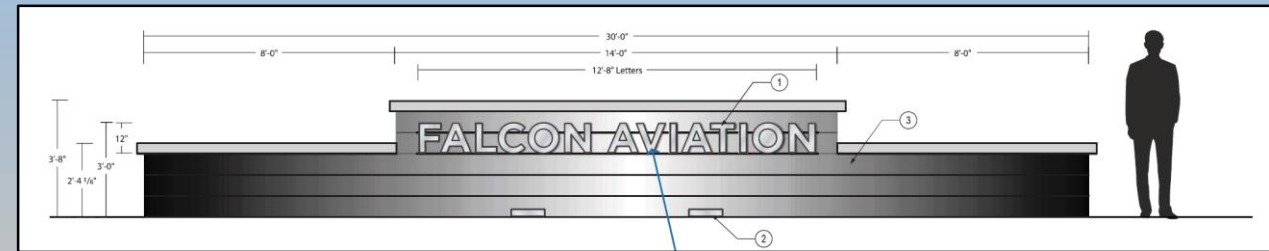




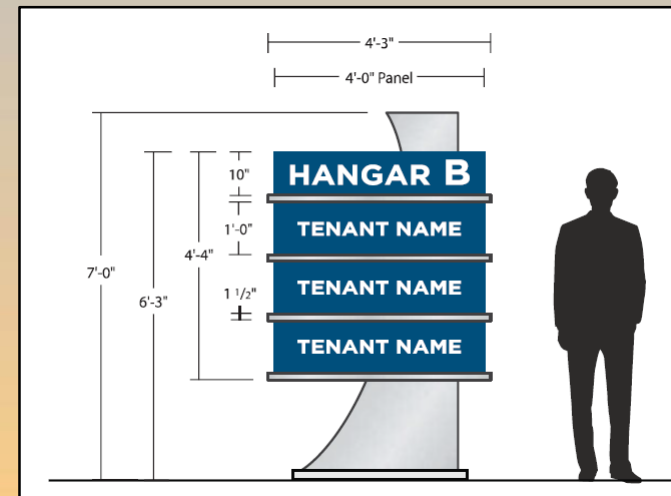
# Sign Plan – Detached Signs



**B1 Multi-tenant**  
Height: 9'3"  
Area: 26.53 square feet  
No deviations



**B3 Entry**  
Height: 3'  
Area: 12.66 square feet  
No deviations



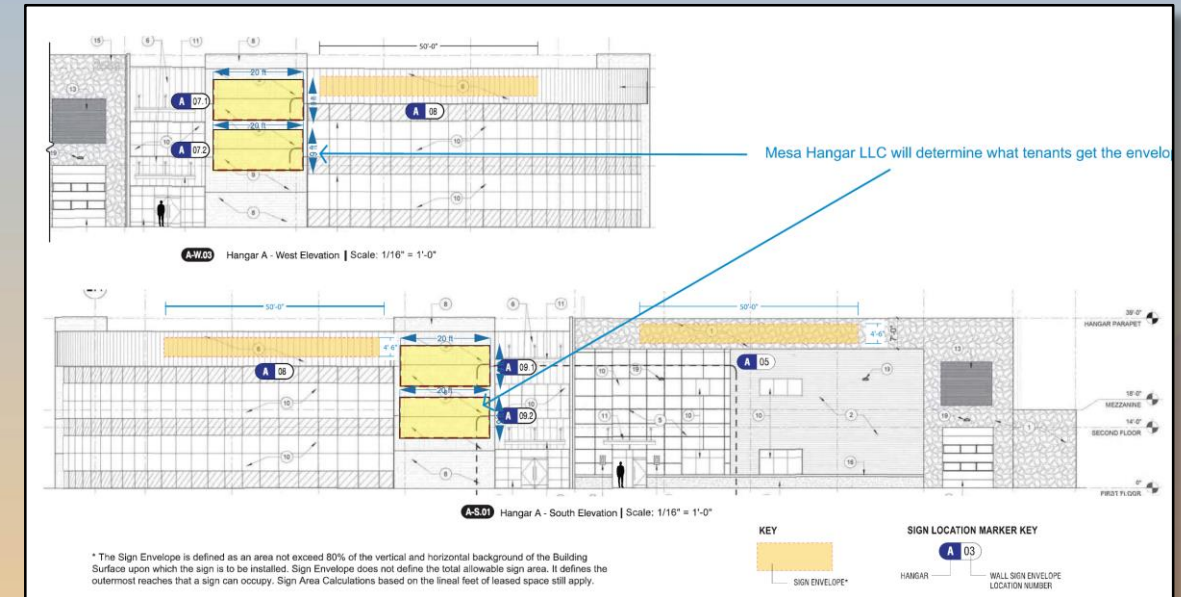
**B2 Multi-tenant**  
Height: 7'  
Area: 17.33 square feet  
No deviations



# Sign Plan – Attached Signs

## Proposed:

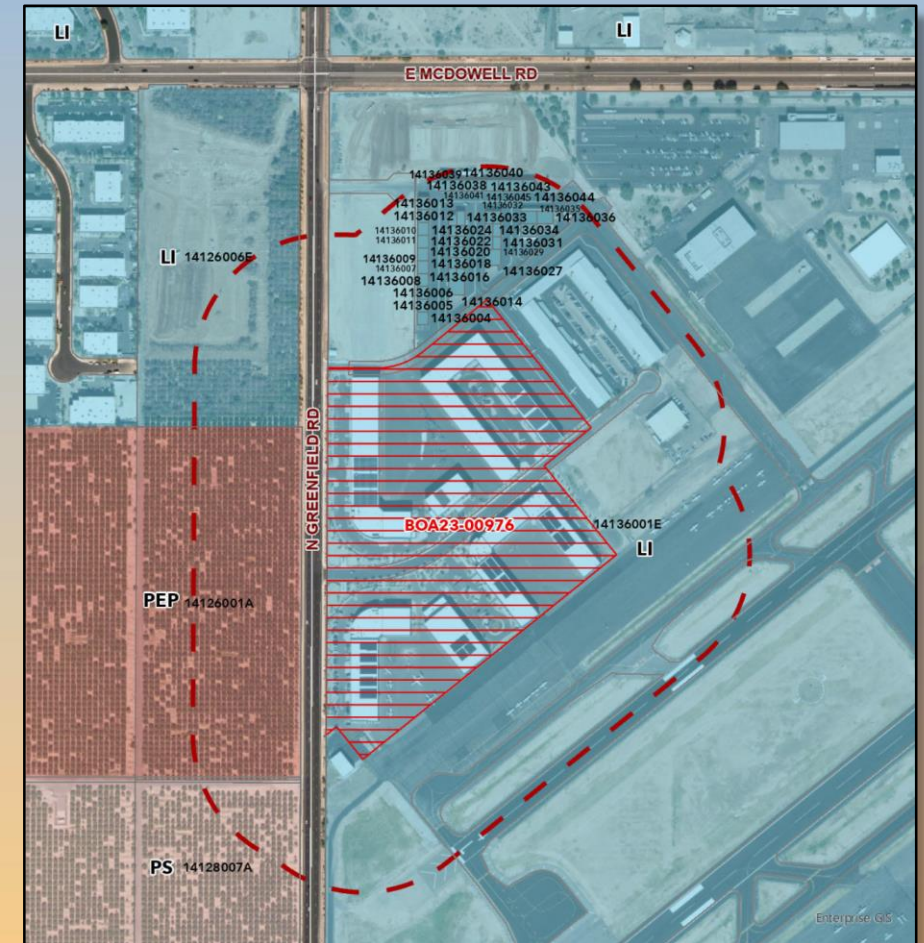
- 2 square feet of sign area per linear foot of leased building frontage per building elevation
- 200 square feet per tenant elevation
- Allow attached signs on elevations not associated with tenant space with approval of landlord





# Citizen Participation

- Mailed notification letters to property owners within 500 feet
- No feedback received





# 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 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*



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