



# Board of Adjustment



# BOA25-00812

## HonorHealth Four Peaks Medical Center CSP





# Request

- Special Use Permit (SUP) to allow for modifications to an existing Comprehensive Sign Plan (CSP)

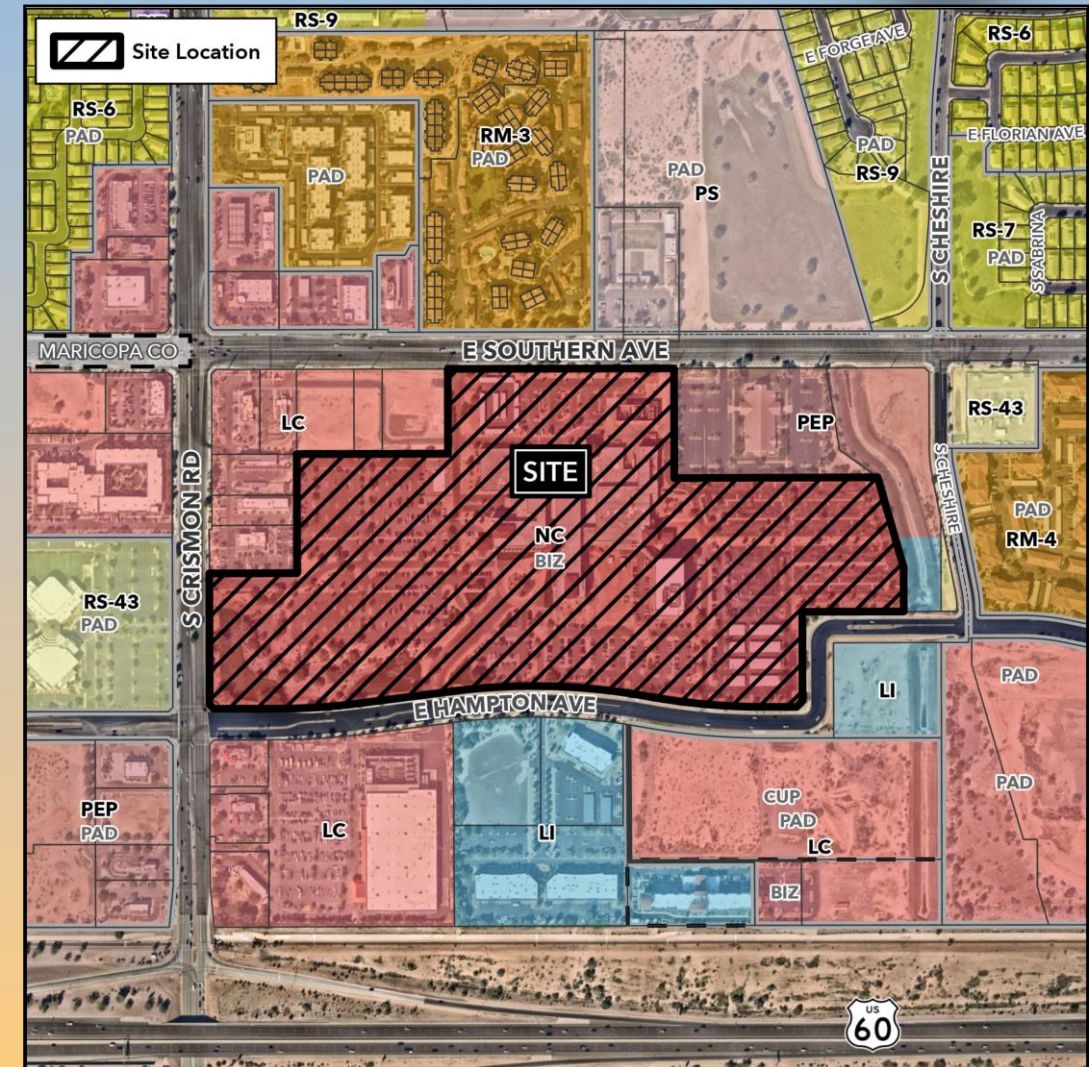






# Location

- 1301 South Crismon Road
- North of Hampton Avenue
- South of Southern Avenue



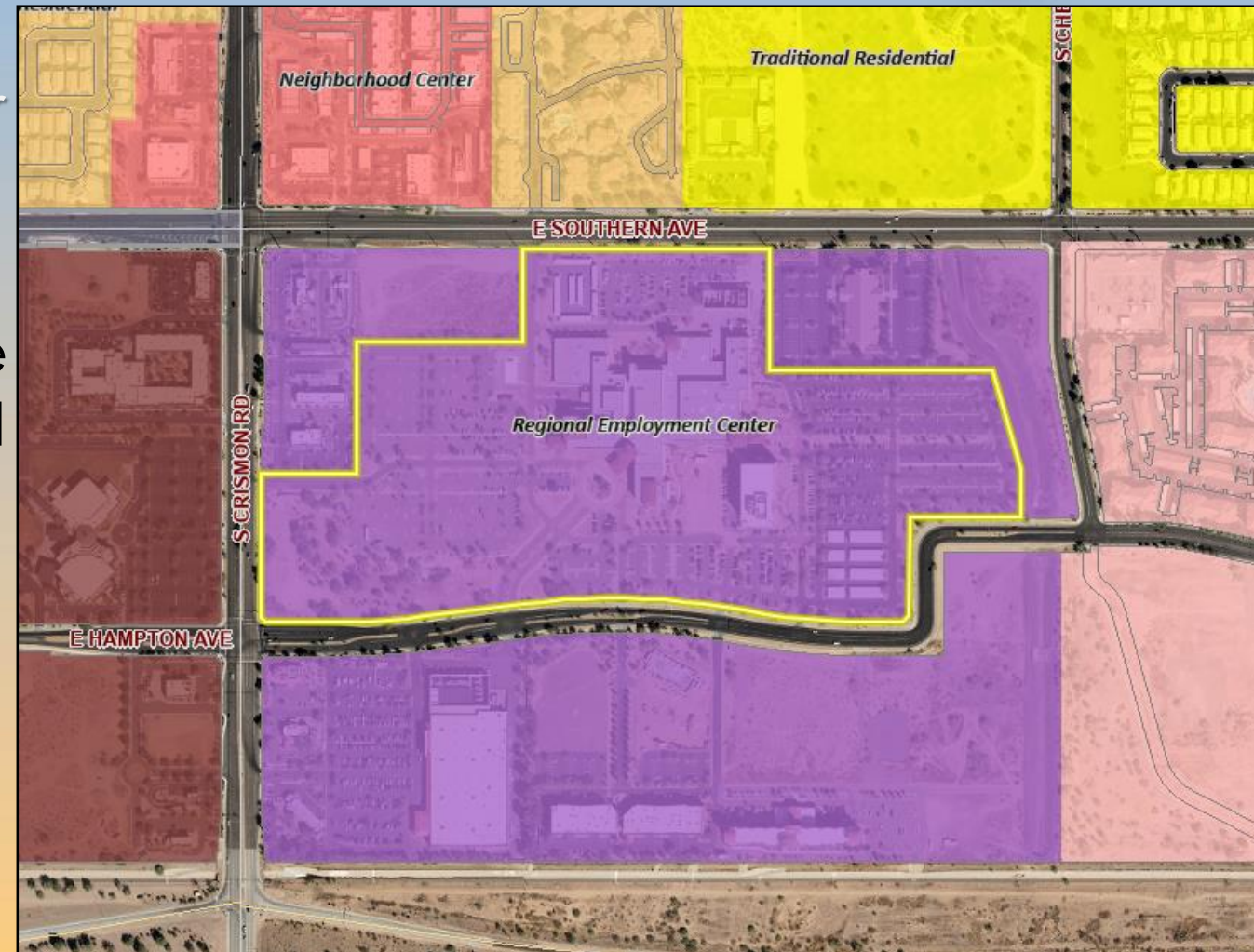




# General Plan

## Regional Employment Center – Evolve

- Areas that accommodate large employers such as hospitals and medical centers, corporate headquarters, and research parks

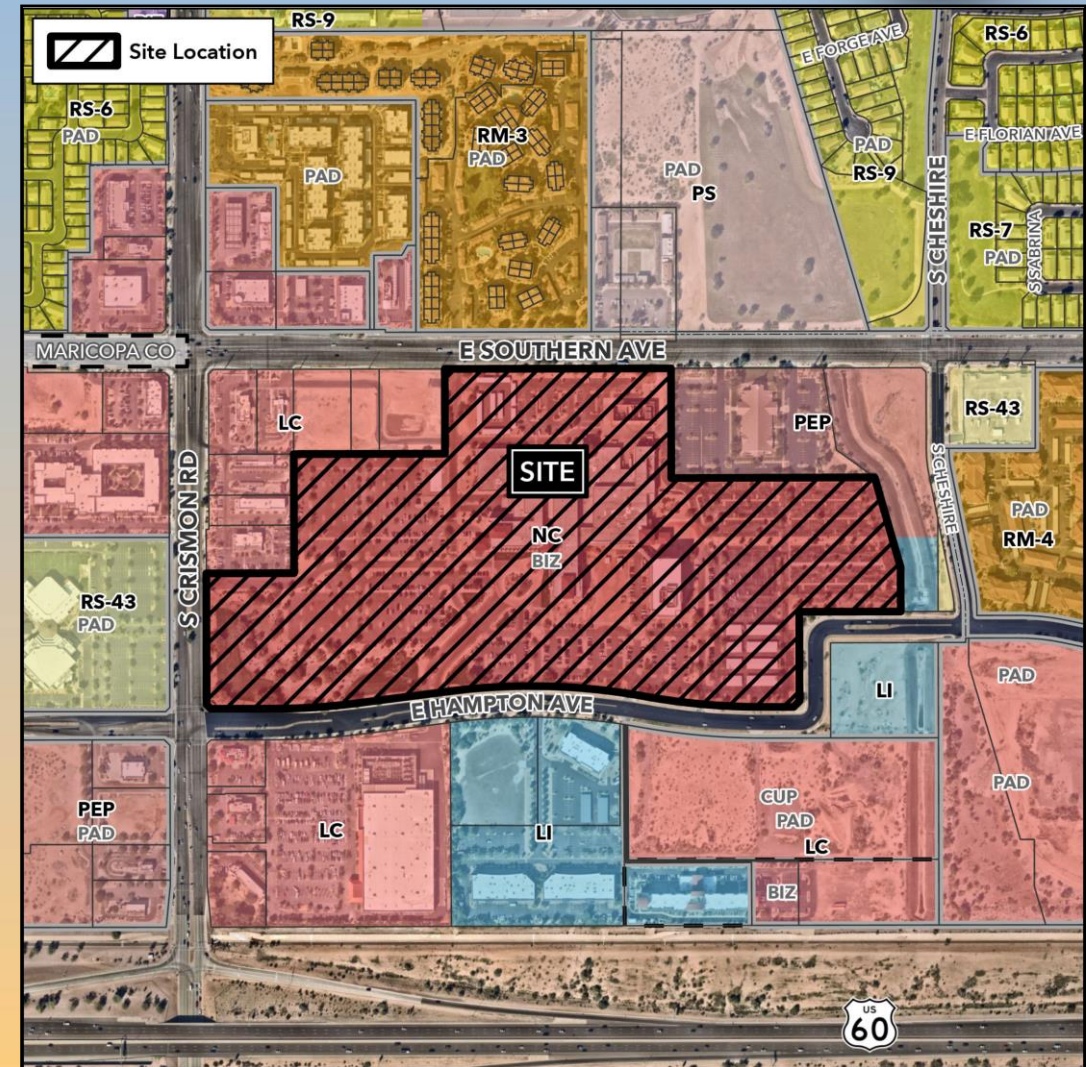






# Zoning

- Neighborhood Commercial with a Bonus Intensity Zone Overlay (NC-BIZ)
- Medical facilities including hospitals are permitted in the NC District







# Site Photo



Looking east towards the site from Crismon Road





# Site Photo



Looking northeast towards the site from Hampton Avenue

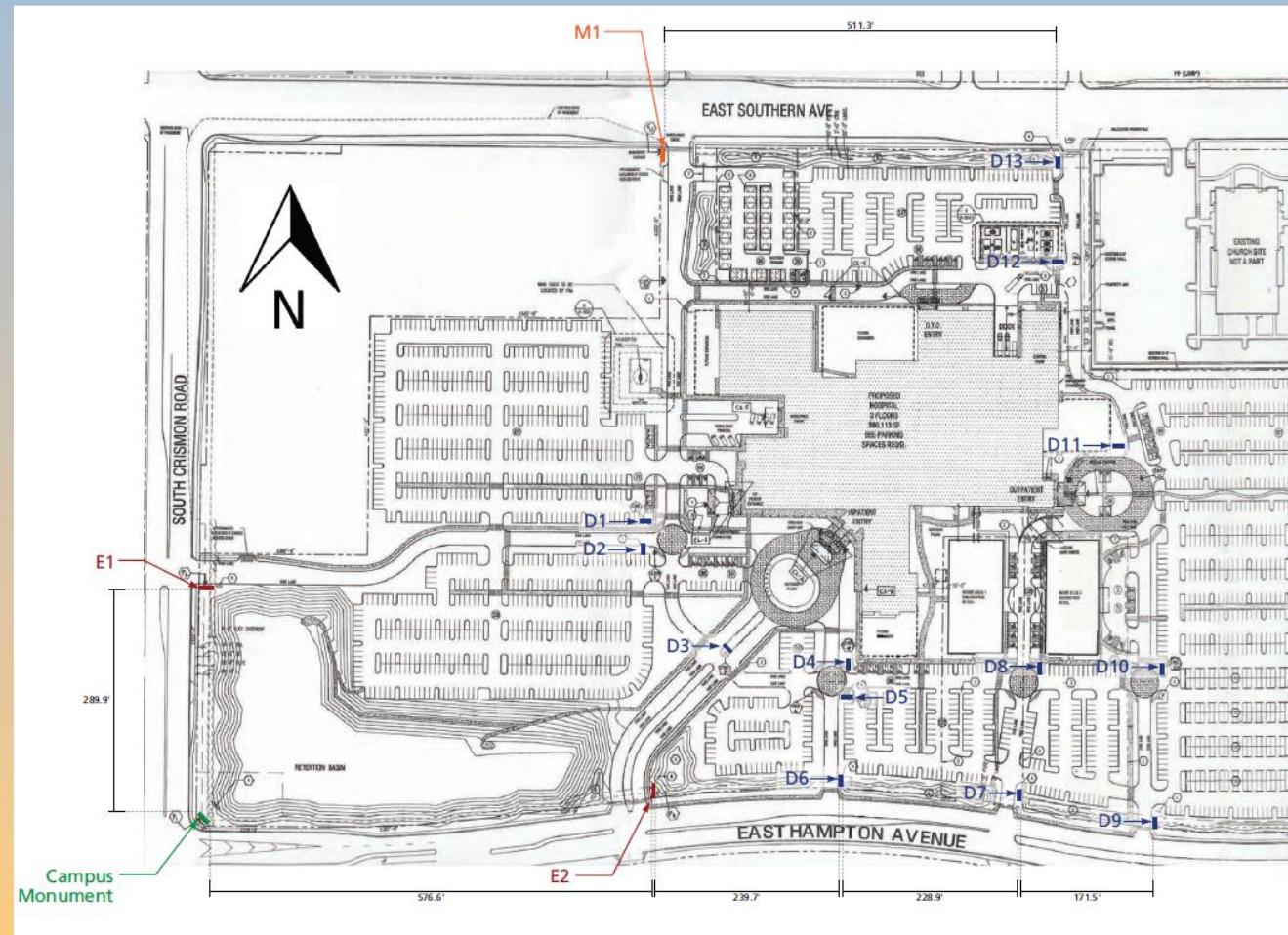




# Sign Plan – Detached Signs

## Proposed:

- Existing Campus Monument Sign at the intersection of Crismon Road and Hampton Avenue
  - Increase in height from 9 feet 8 inches to 15 feet
  - Reduction in sign area from 93 sq. ft. to 52.3 sq. ft.
- Existing Entry Monument Signs along Crismon Road and Hampton Avenue
  - Increase in height from 11 feet to 12 feet
  - Reduction in sign area from 93 sq. ft. to 71 sq. ft.



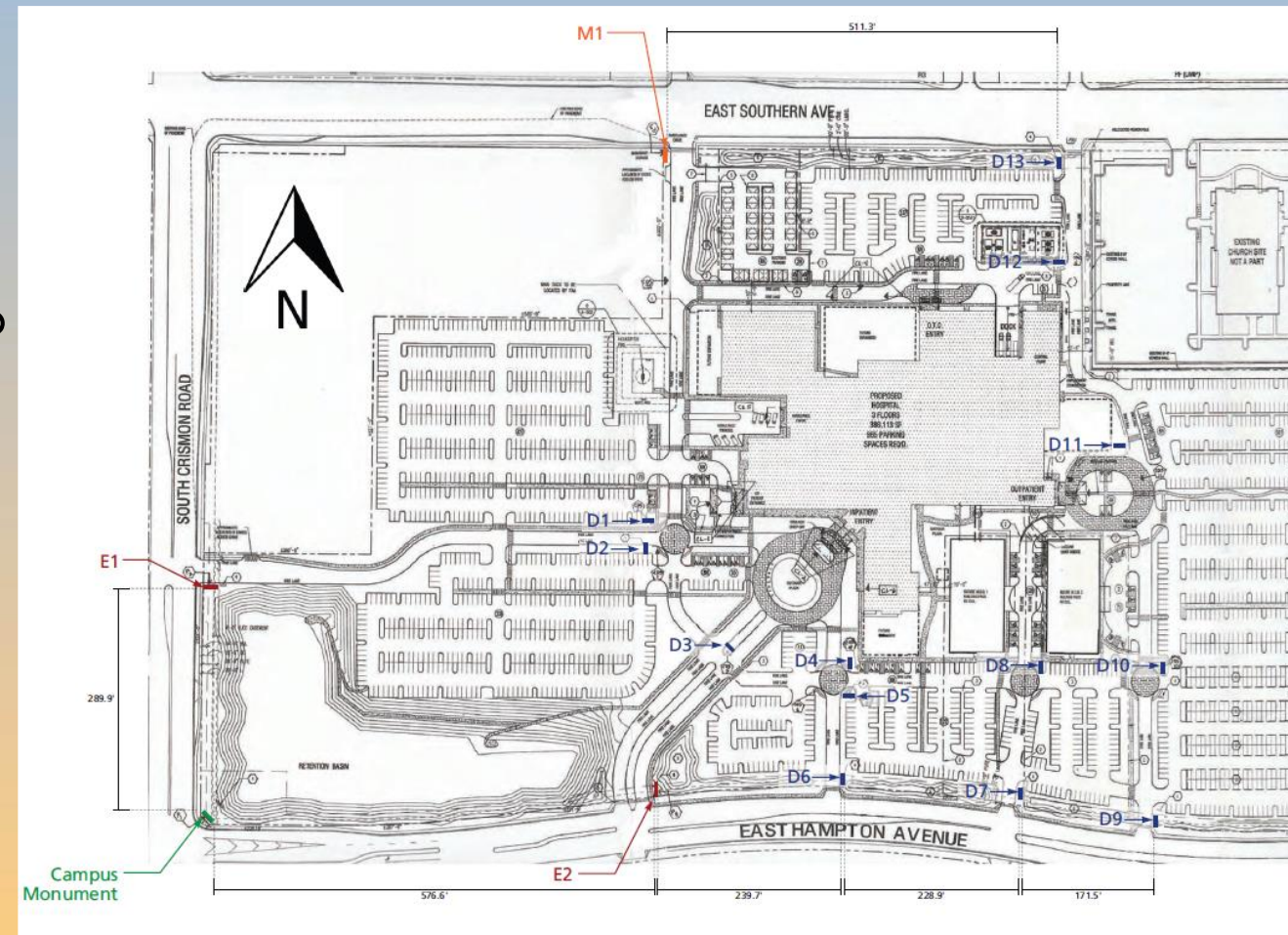




# Sign Plan – Detached Signs

## Proposed:

- Existing monument sign on Southern Avenue
  - Reduction in height from 11 feet to 6 feet
  - Reduction in sign area from 93 sq. ft. to 28 sq. ft.
- Existing directional signs
  - Reduction in height from 5 feet 8 inches to 4 feet
  - Reduction in sign area from 29 sq. ft. to 18.7 sq. ft.

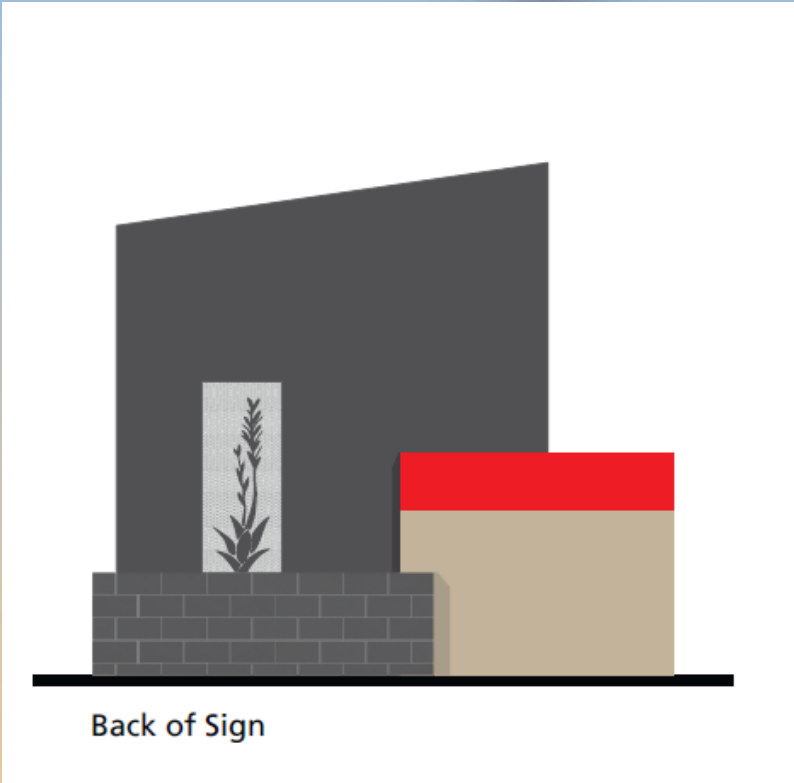
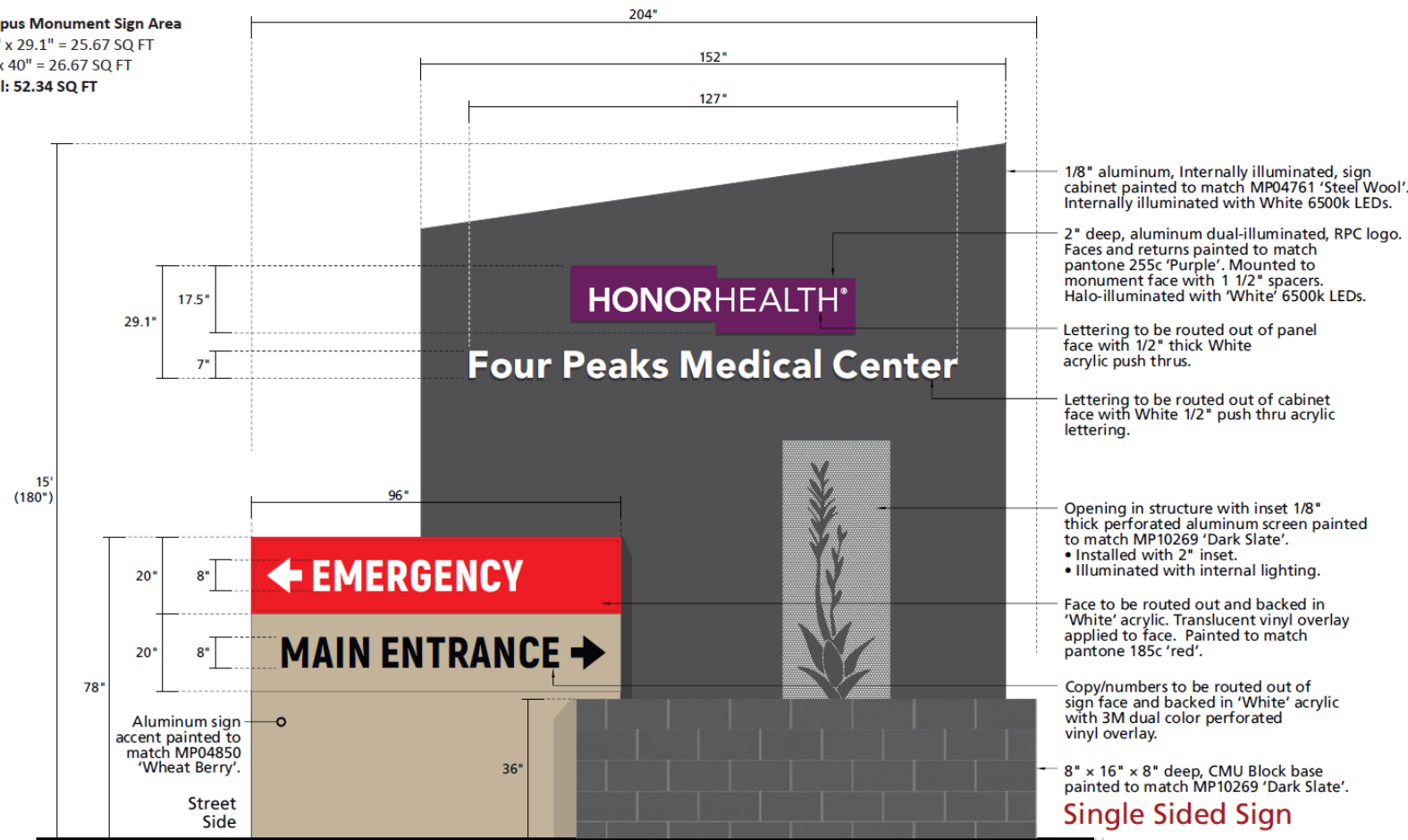






# Sign Plan

**Campus Monument Sign Area**  
 127" x 29.1" = 25.67 SQ FT  
 96" x 40" = 26.67 SQ FT  
**Total: 52.34 SQ FT**



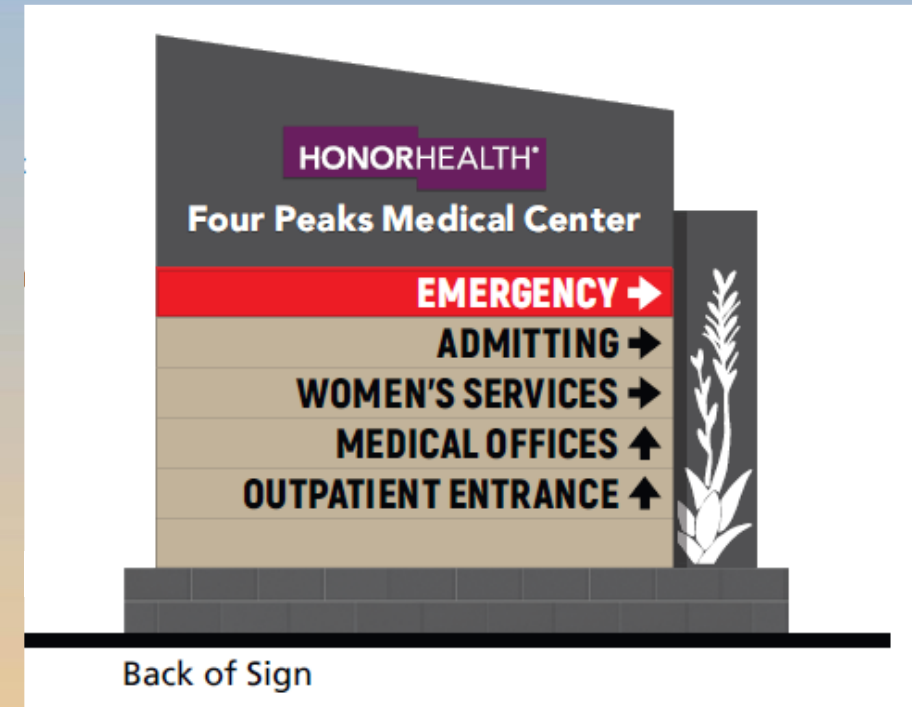
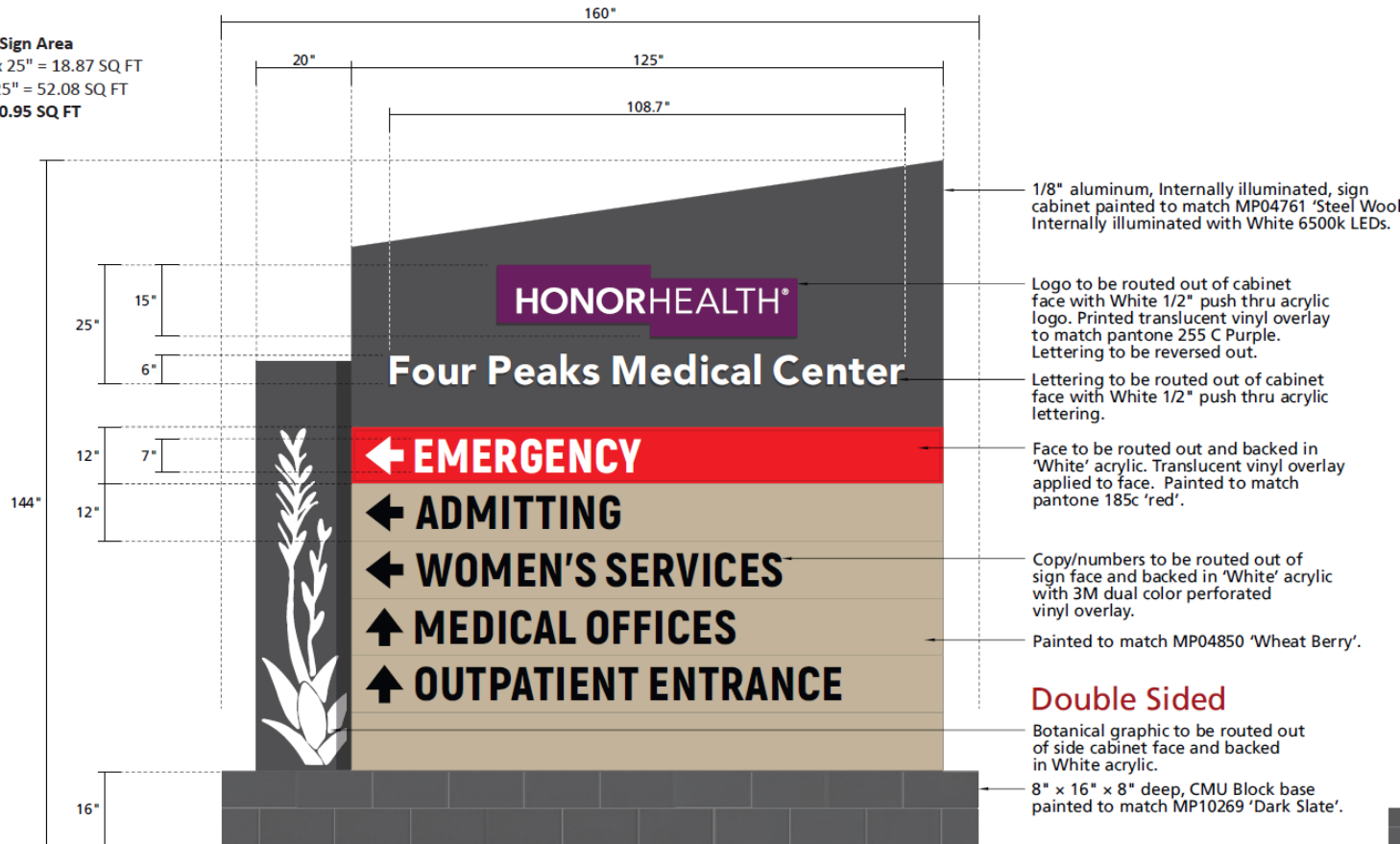
**Campus Monument Sign**





# Sign Plan

**Sign E1 Sign Area**  
 108.7" x 25" = 18.87 SQ FT  
 60" x 125" = 52.08 SQ FT  
**Total: 70.95 SQ FT**

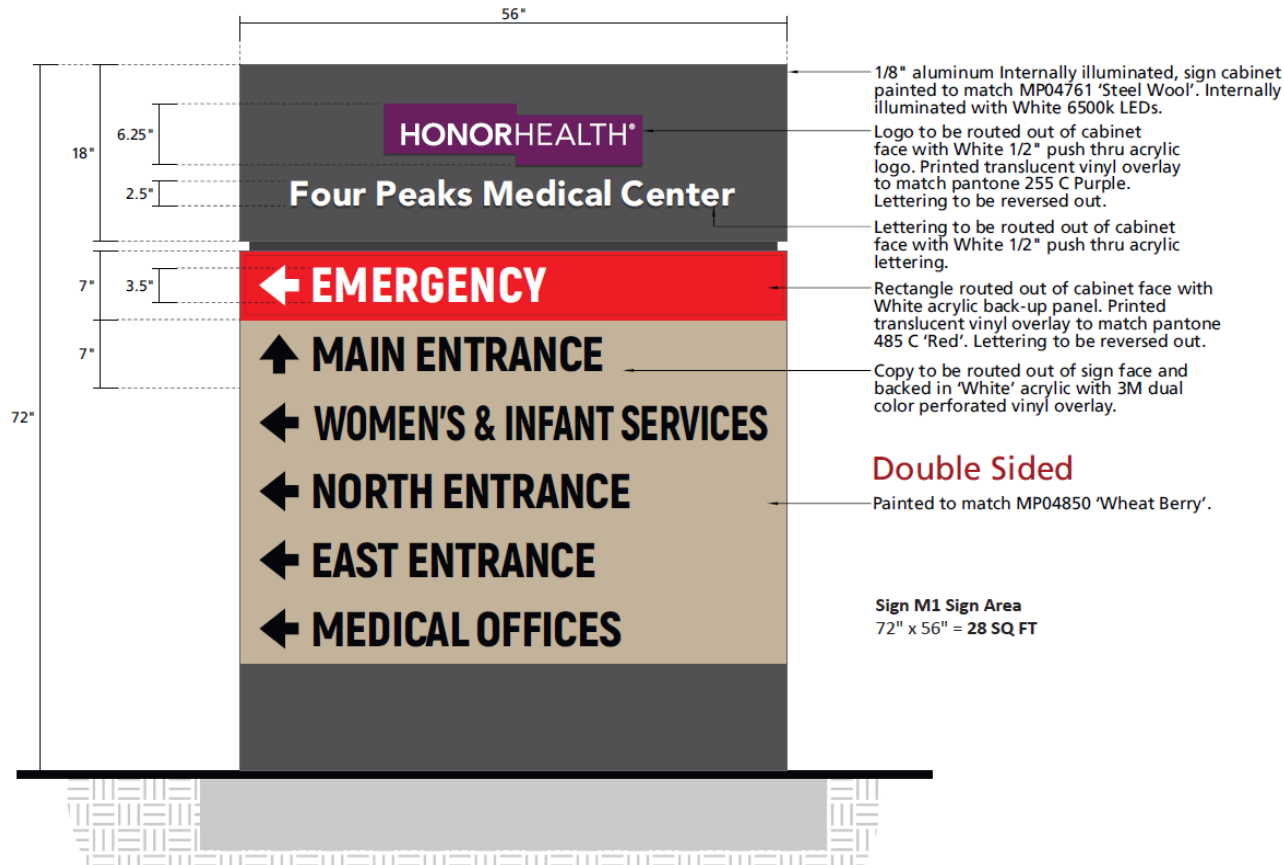


**Entry Monument Sign**

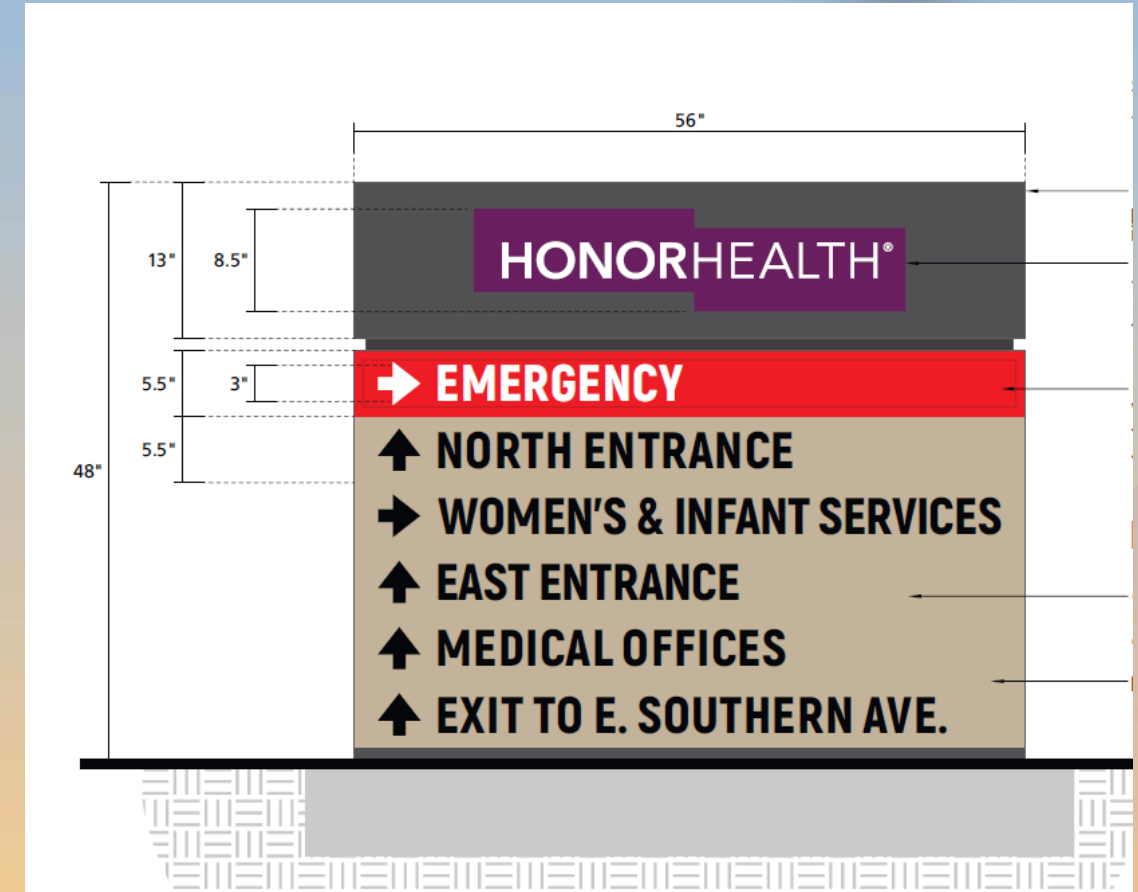




# Sign Plan



**Directional Monument Sign**



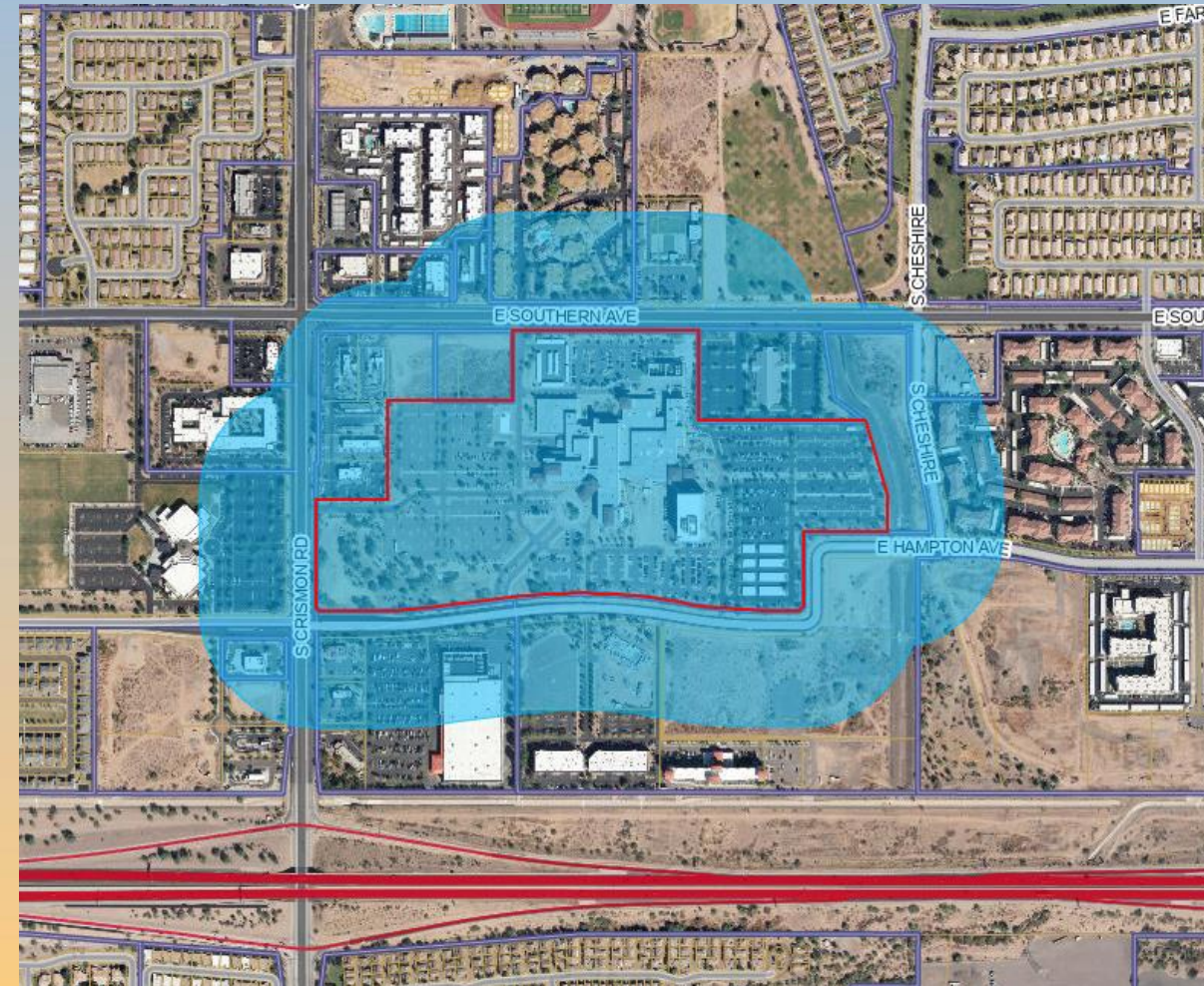
**Internal Directional Sign**





# 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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