



# Board of Adjustment



# BOA25-00836

## The Nox CSP



# Request

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





# Location

- East of Power Road
- North of Ray Road
- North of Seaver Avenue
- South of the Loop 202 San Tan Freeway





# General Plan

## Industrial – Evolve

- Intended for high-intensity industrial activities such as manufacturing, warehousing and storage, freight and distribution

## Mesa Gateway Strategic Development Plan

- Located within the Airport/Campus District
- Envisioned as a mixed-use district centered around educational opportunities, research functions and airport





# Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Commercial Recreation facilities are permitted in the LI District





# Site Photo



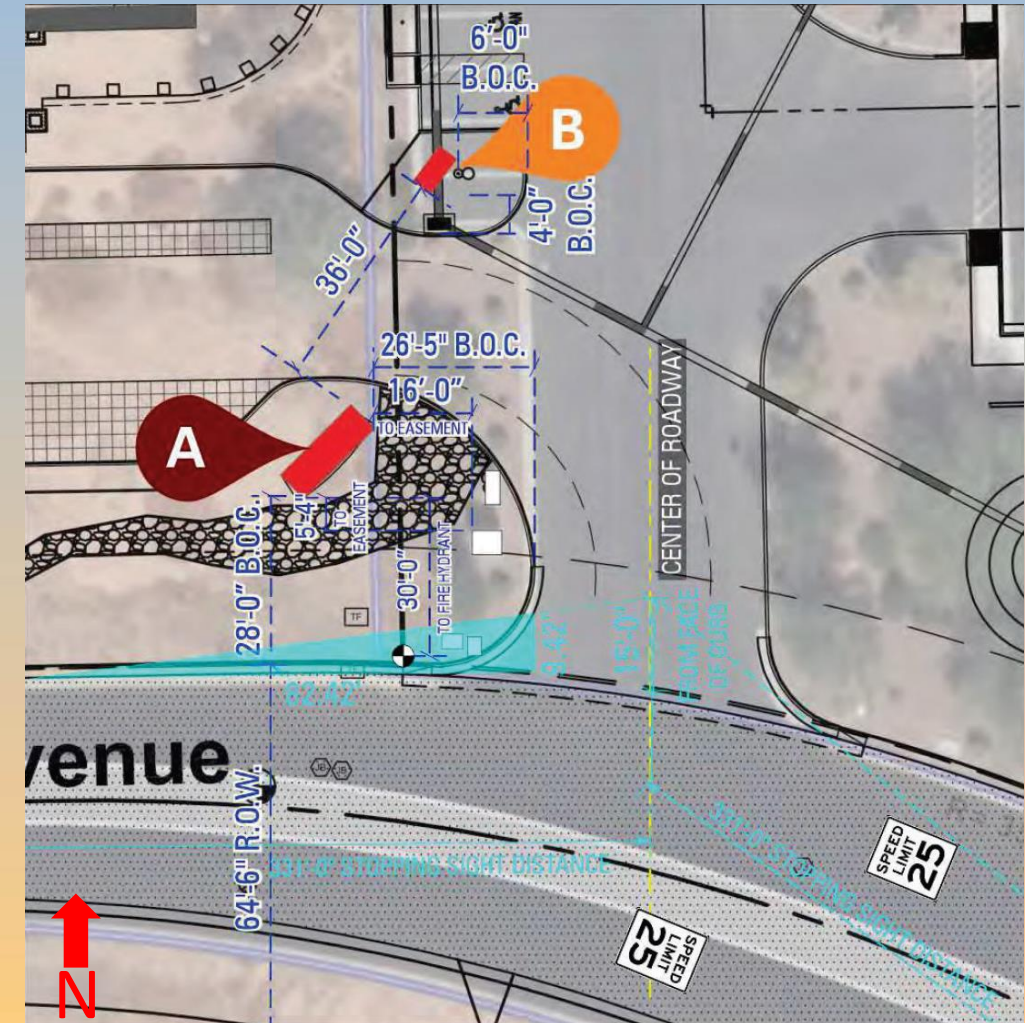
Looking north towards the site from Seaver Avenue



# Sign Plan – Detached Signs

## Proposed:

- A maximum sign area of 90.79 sq. ft.
- Allow a separation distance of 36 ft. between two detached signs

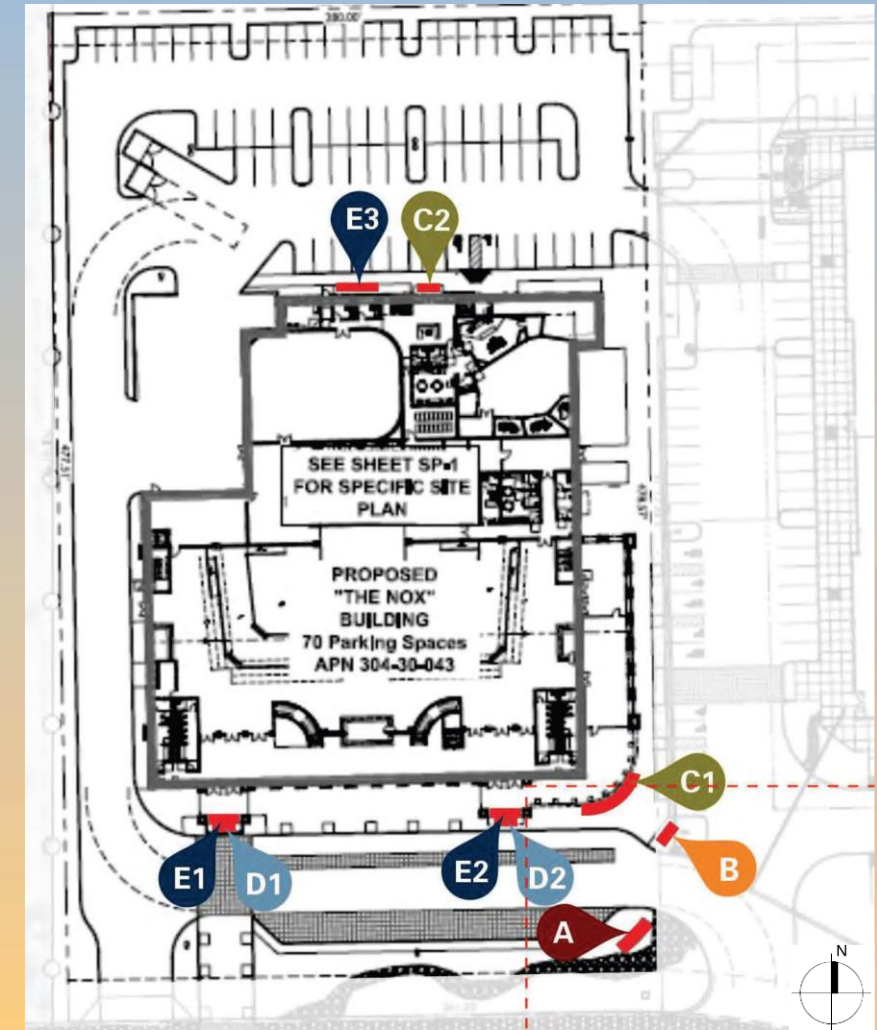




# Sign Plan – Attached Signs

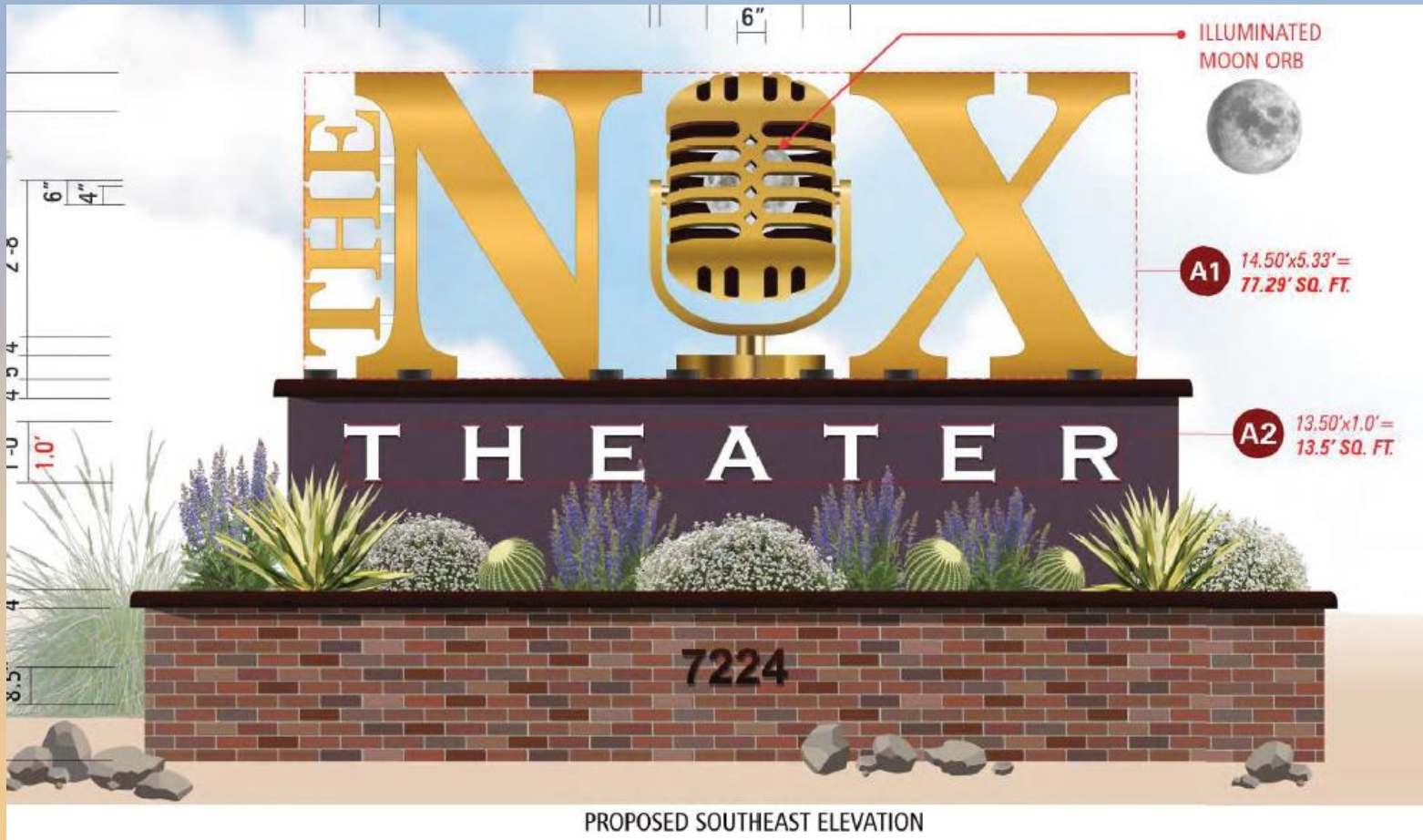
## Proposed:

- A maximum of 7 signs
- A maximum sign area of 834.06 sq. ft.





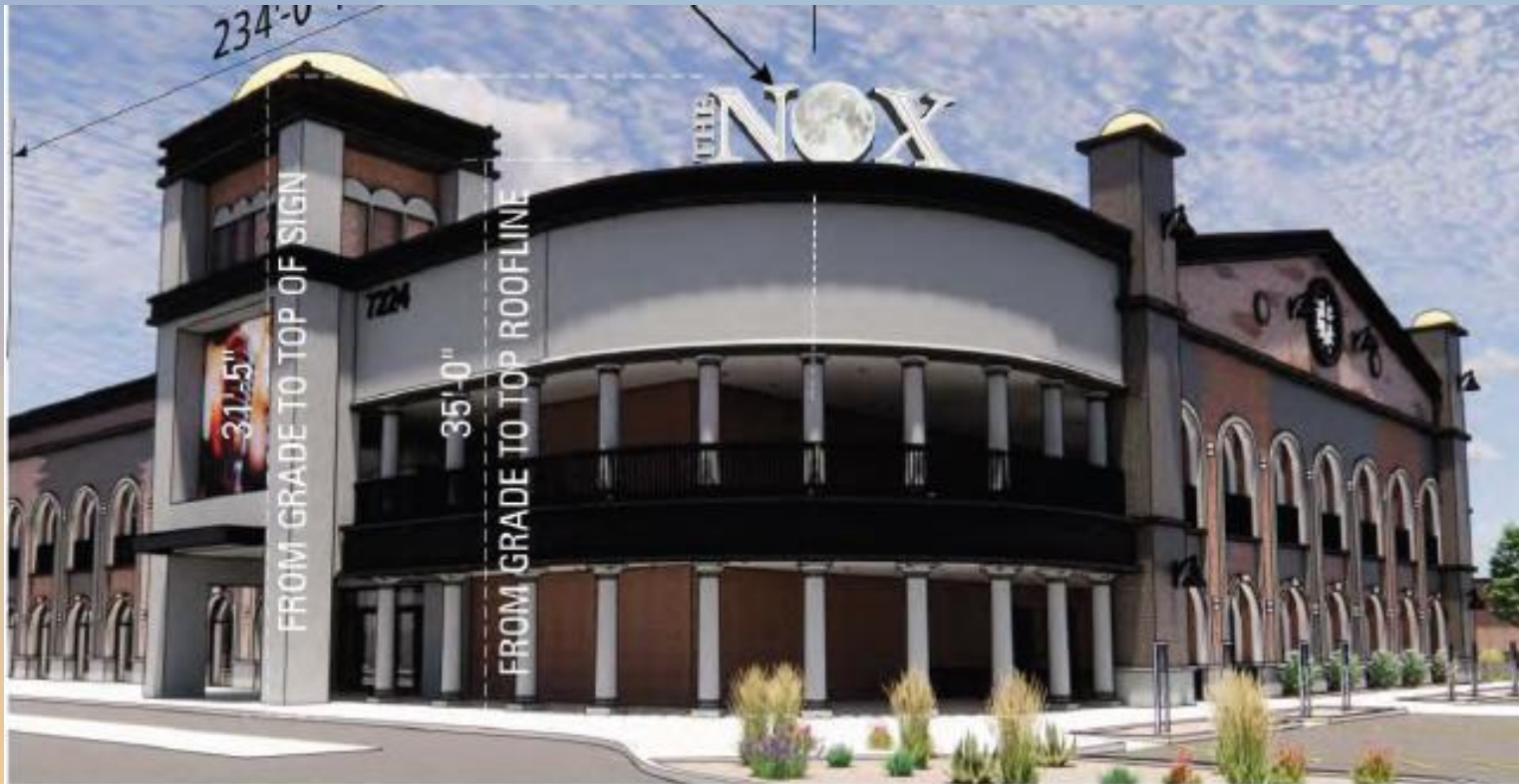
# Sign Plan



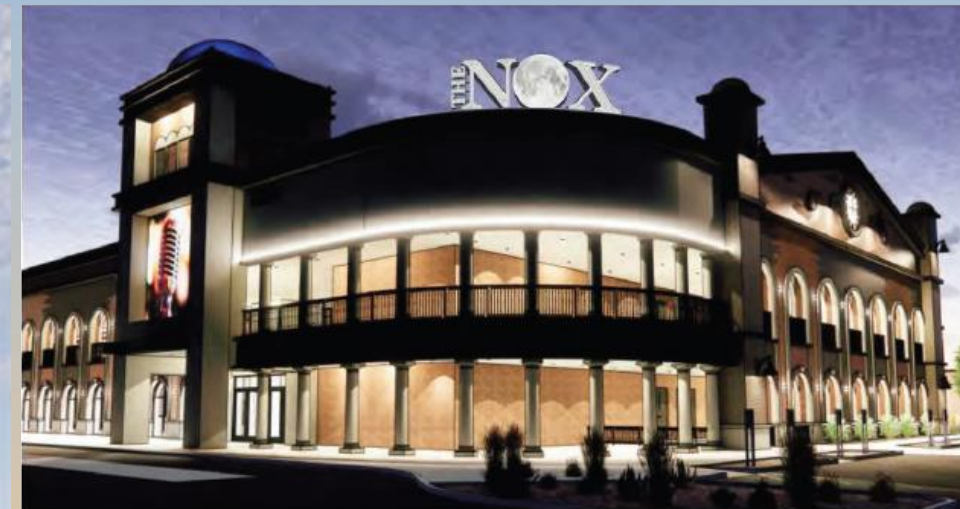
Monument Sign



# Sign Plan



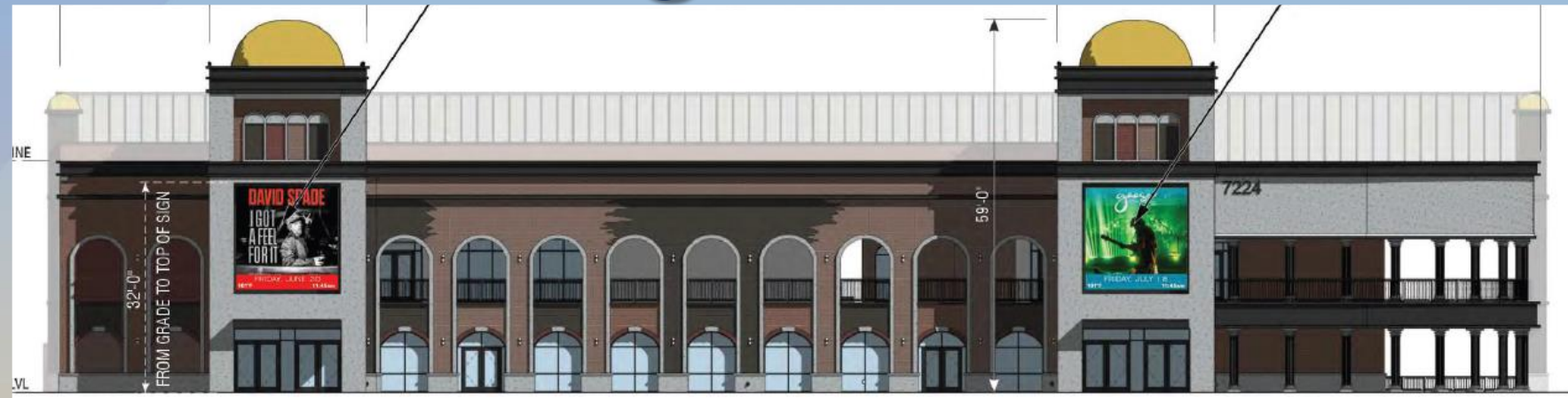
PROPOSED SOUTHEAST ELEVATION



NIGHT VIEW



# Sign Plan



PROPOSED SOUTH ELEVATION

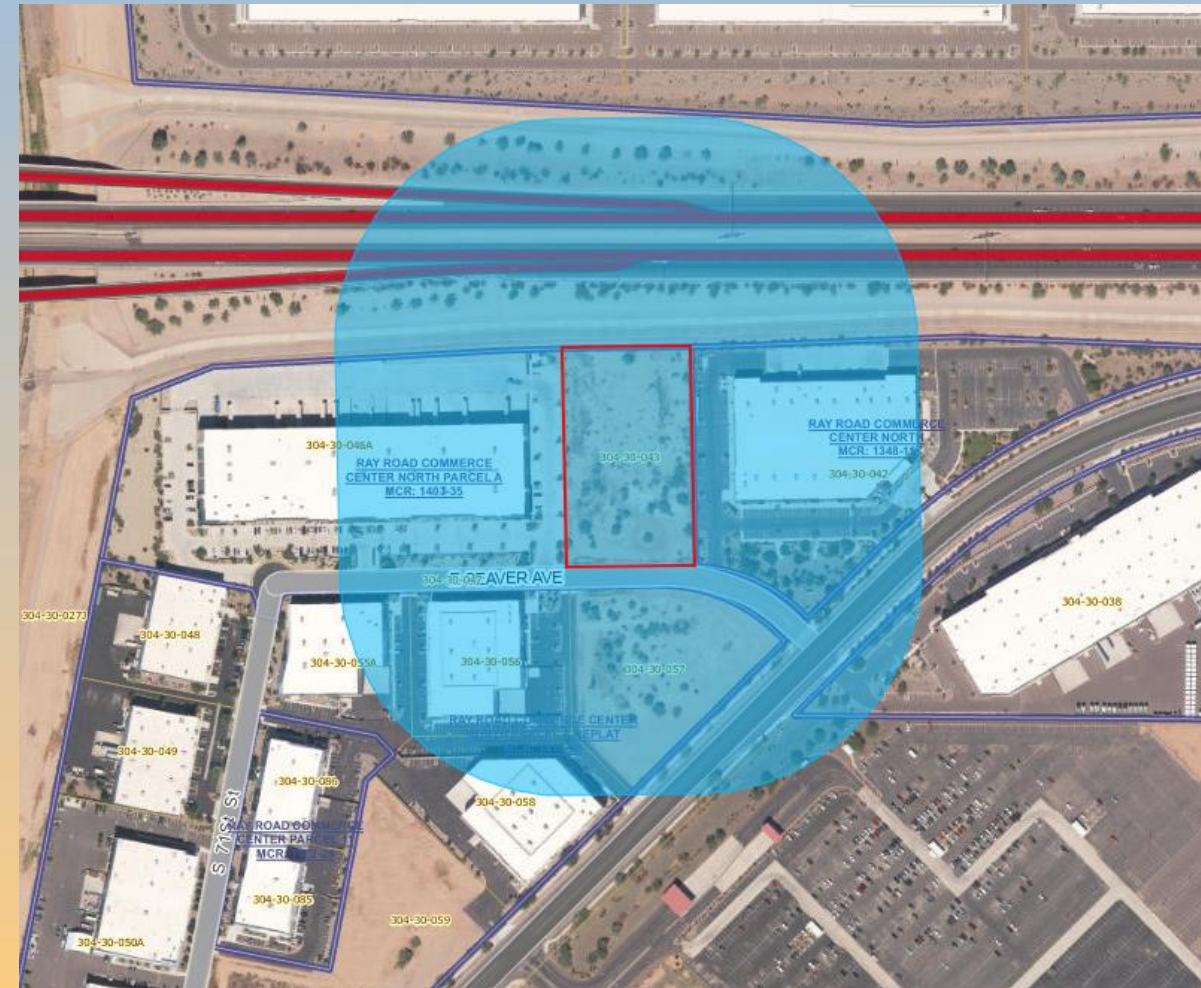


PROPOSED NORTH ELEVATION



# 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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