



Board of Adjustment



BOA23-00392

Sergio Solis, Planner I

July 5, 2023



Request

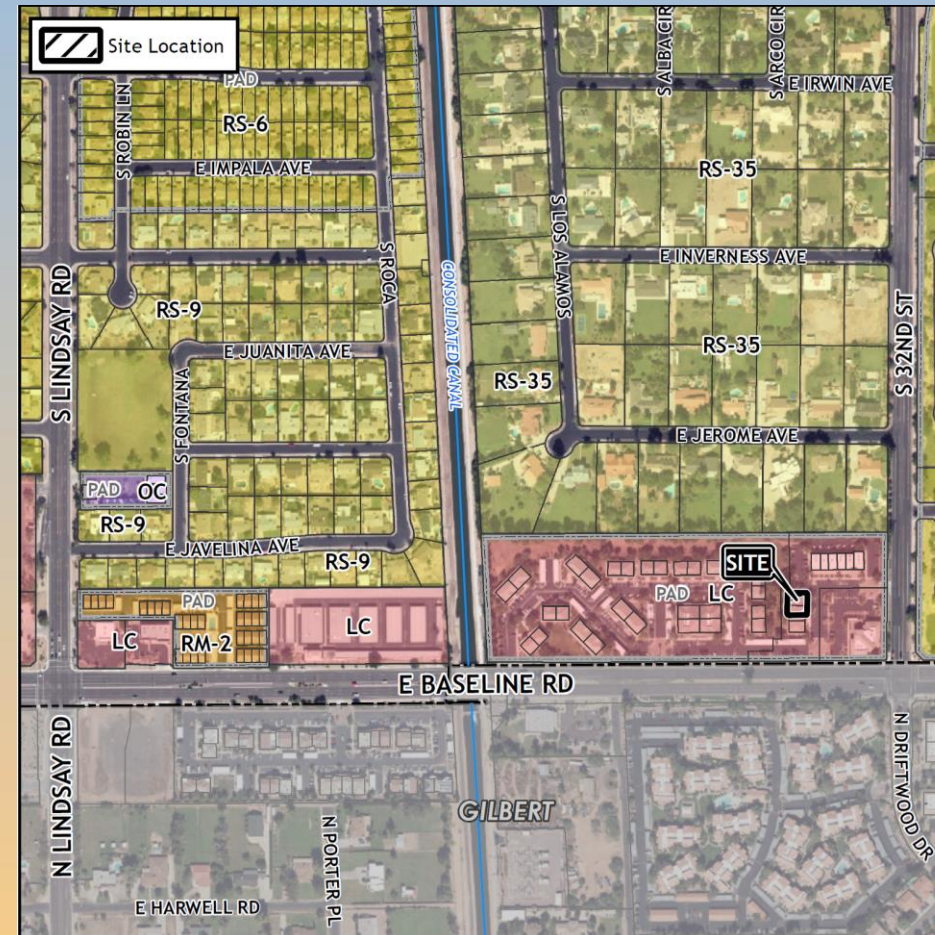
- Special Use Permit (SUP) to modify an approved Comprehensive Sign Plan (CSP) in the Limited Commercial with a Planned Area Development overlay (LC-PAD) district





Location

- 3130 East Baseline Road
- East of South Lindsay Road
- North of East Baseline Road





General Plan

Neighborhood

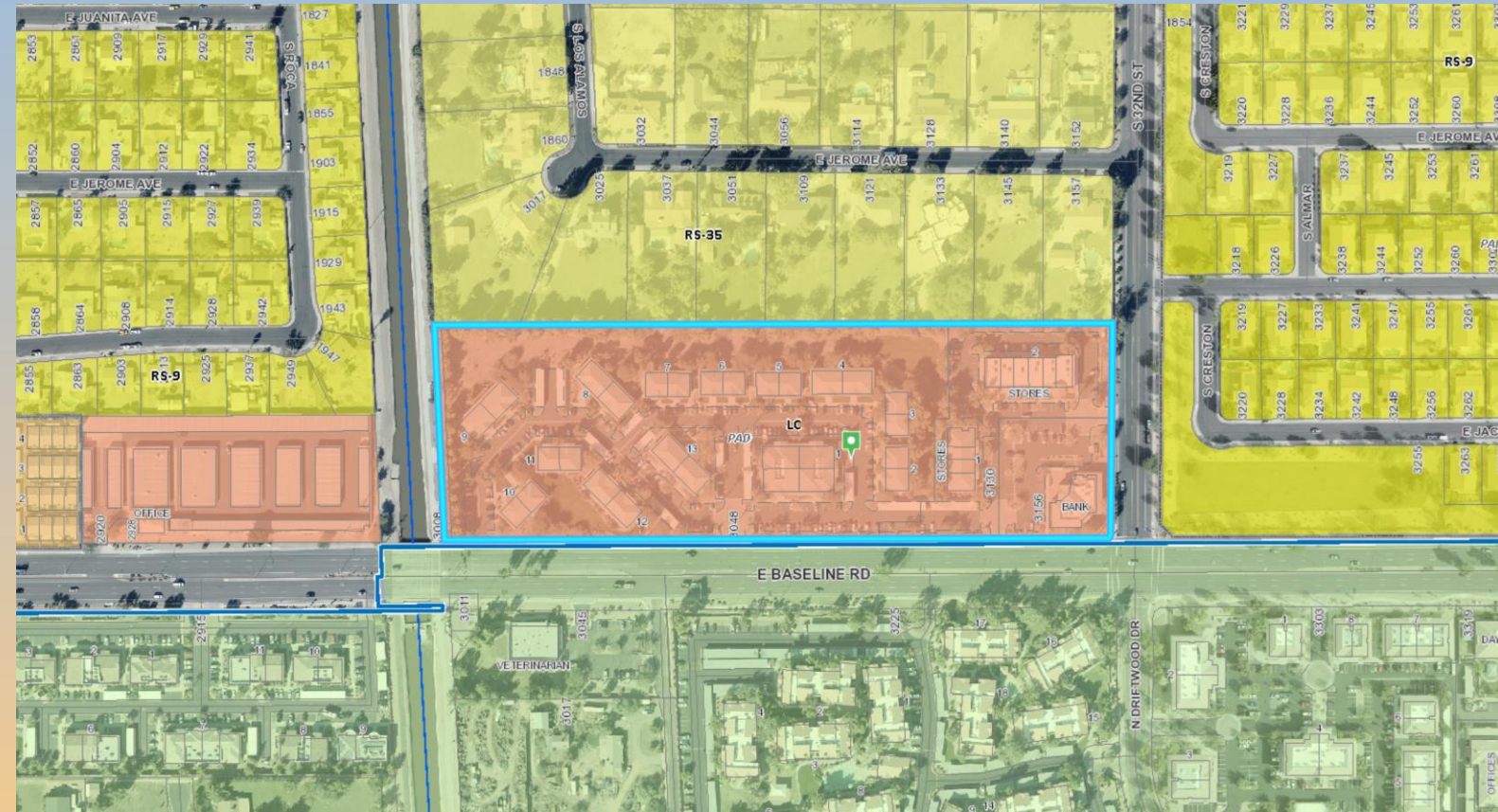
Safe places for people to live where they can feel secure and enjoy their surrounding community





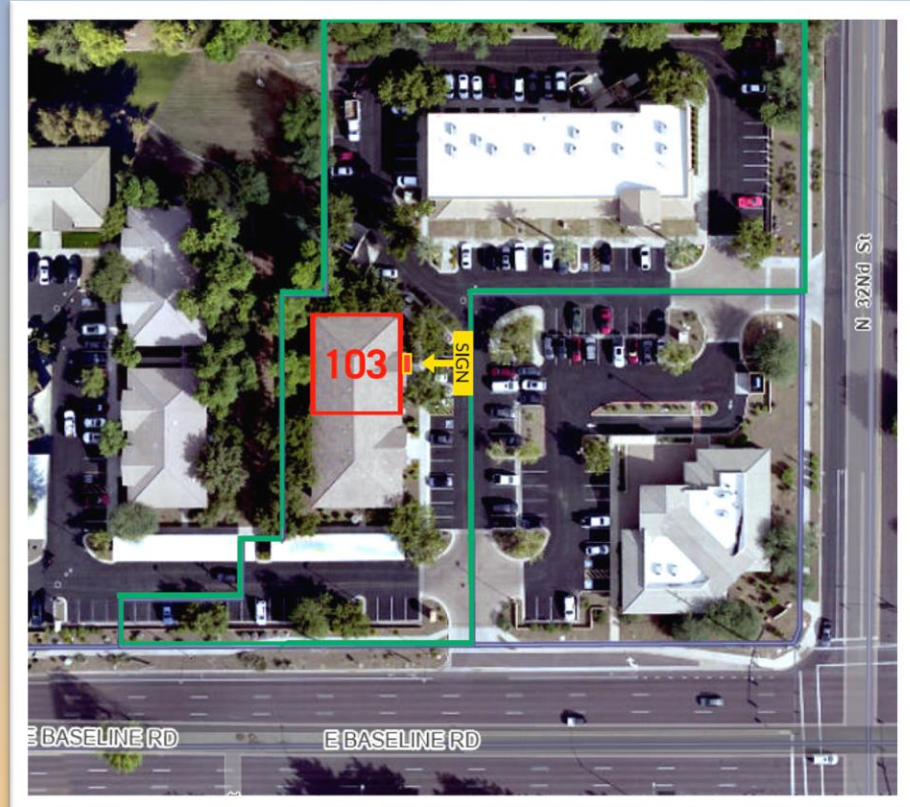
Zoning

- Limited Commercial (LC) with a Planned Area Development (PAD)
- Existing medical office permitted





Site Photos



Signage on east elevation



Looking towards the Suite 103: All previous signage has been removed



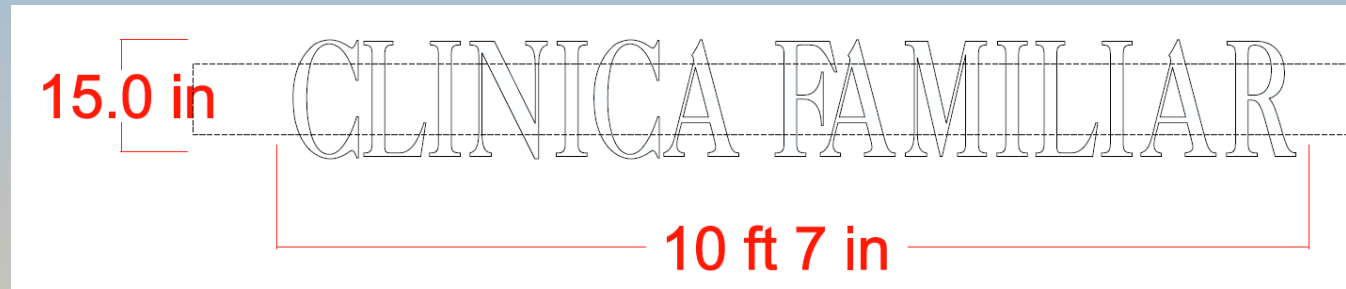
Signage

- One set of white illuminated LED letters 15.0 inches x 10 feet 7 inches mounted to raceway
- Signage 13.20 square feet
- Raceway painted to match existing building elevation

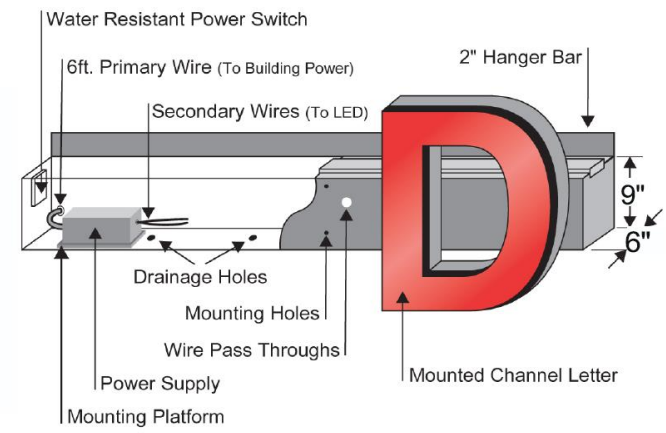




Signage

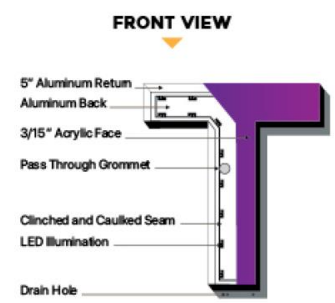


Raceway
12.6 ft" x 9" x 6"
Side-mounted
to pillars with adjustable
brackets secured w/threaded bolts,
nuts, washers & lock washers.
Painted to match building

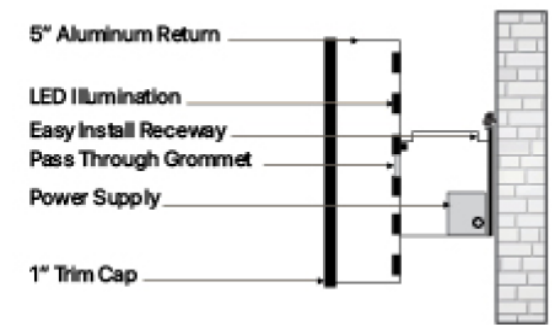


RACEWAY FRONT VIEW

FRONT LIT CHANNEL LETTERS (RACEWAY)



SIDE VIEW

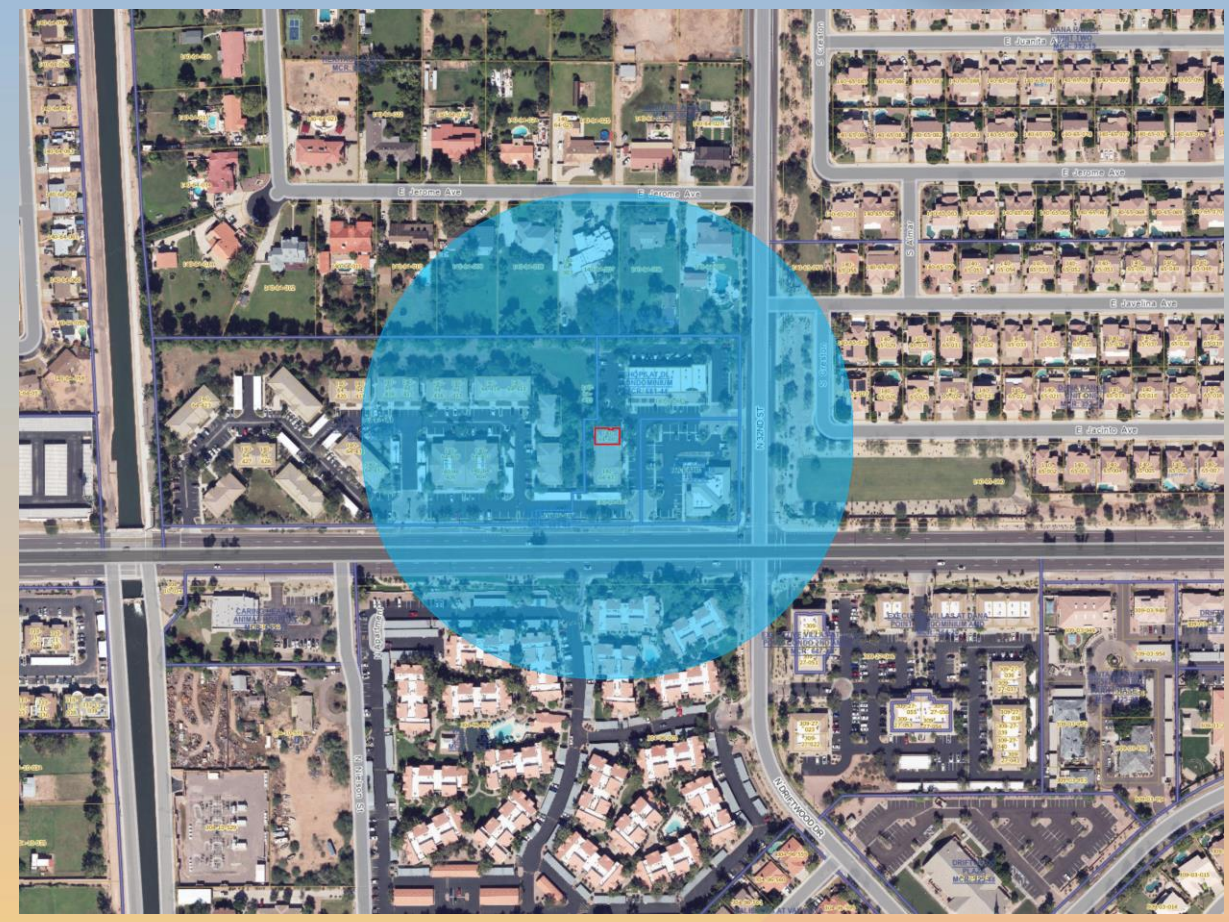


1" Trim Cap



Citizen Participation

- Notified property owners within 500 feet
- No comments 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 SUP 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 Mesa 2040 General Plan
- ✓ Meets the CSP criteria of Section 11-46-3.D of the MZO
- ✓ Meets the SUP findings of Section 11-7-5.E of the MZO

Staff recommends Approval with Conditions



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