



Board of Adjustment



BOA25-00813

St Timothy Catholic School CSP



Request

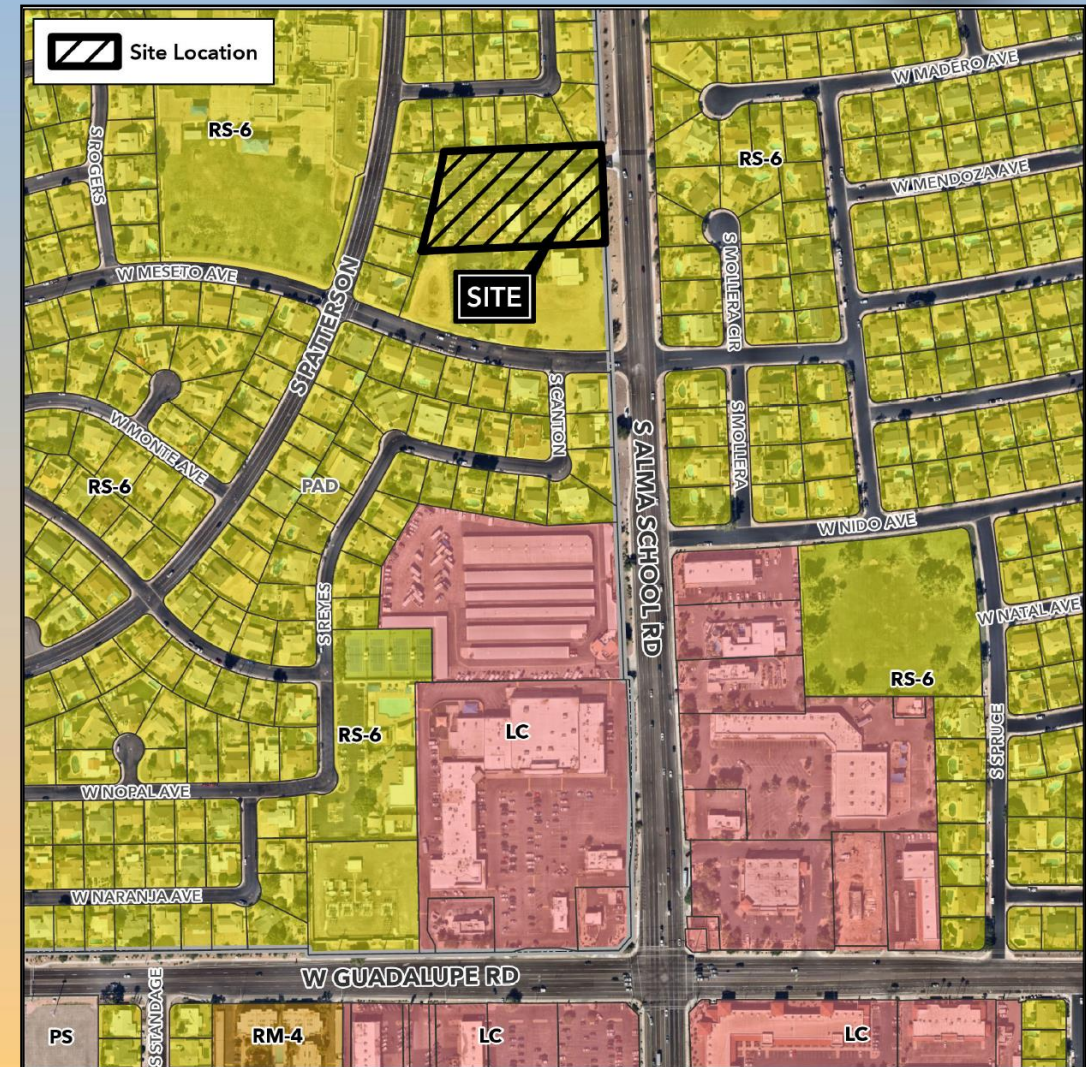
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





Location

- 2520 South Alma School Road
- North of Guadalupe Road
- West of Alma School Road

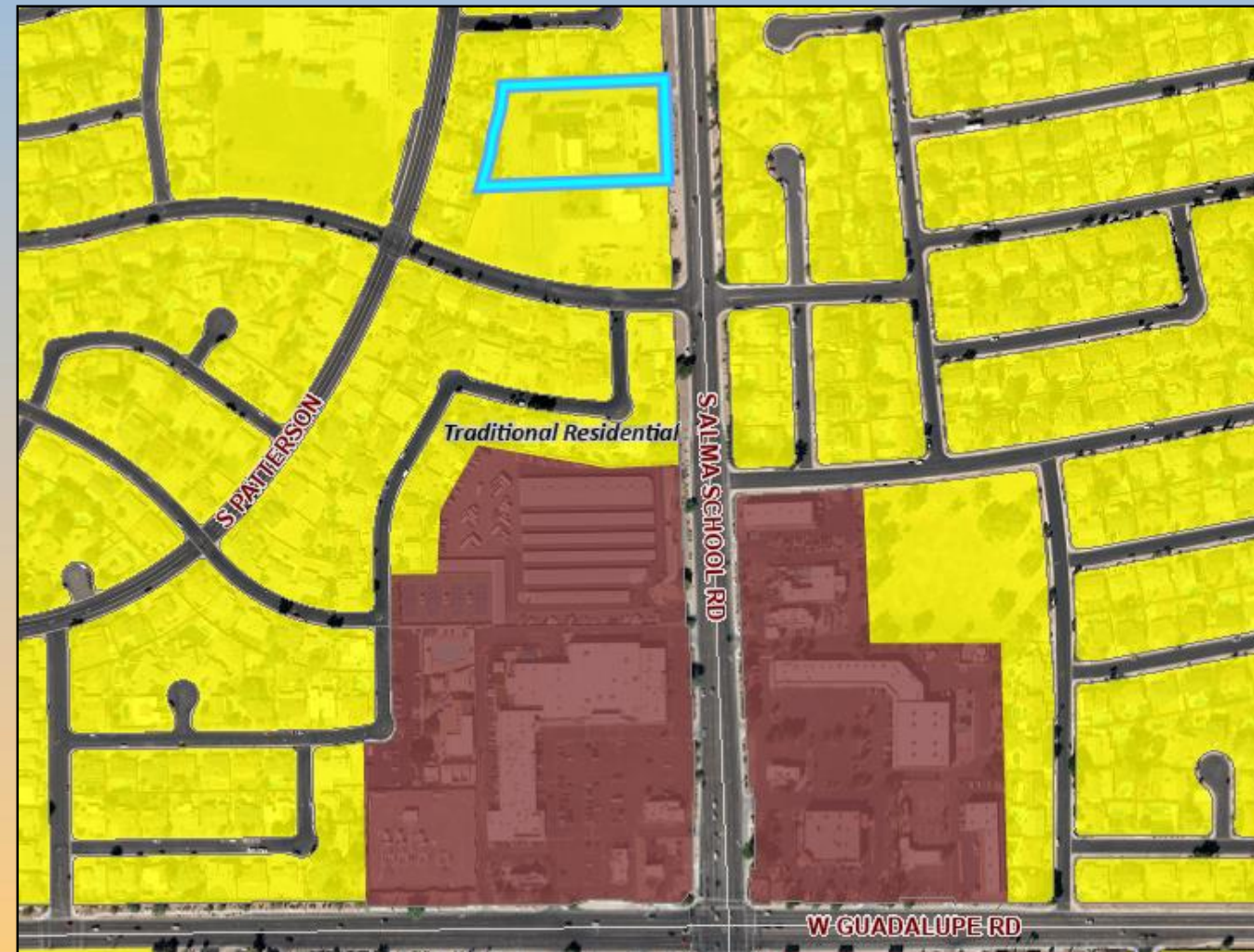




General Plan

Traditional Residential – Sustain

- Contains primarily detached single-family homes as well as low-density multi-family developments
- Includes complementary public and semi-public uses such as schools, places of worship, and parks





Zoning

- Single Residence 6 with a Planned Area Development Overlay (RS-6-PAD)
- A private school is permitted in the Single Residence District through the approval of a Council Use Permit (CUP)





Site Photos



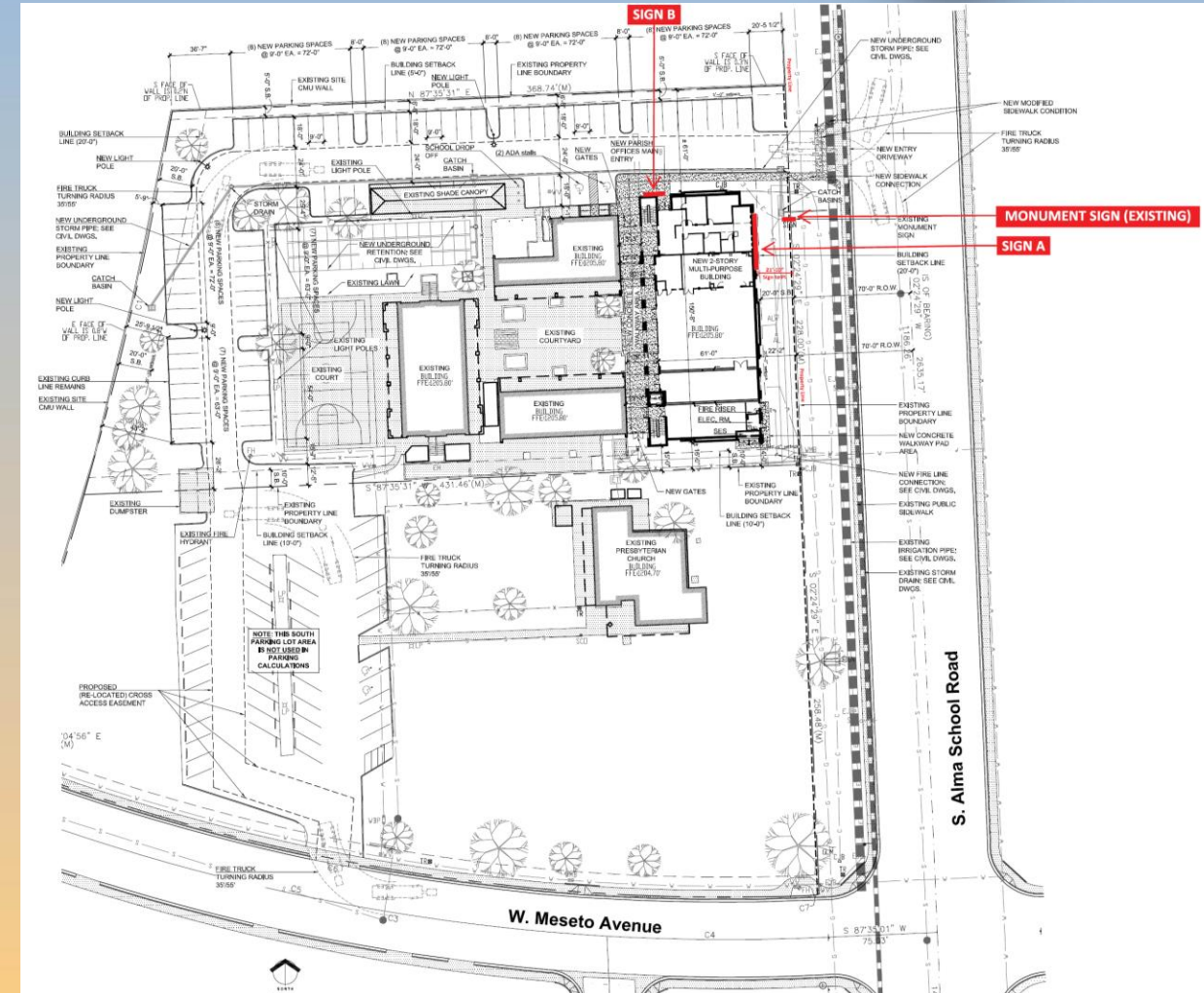
Looking west towards the site from Alma School Road



Sign Plan

Proposed:

- A total of three signs
 - Two newly proposed attached signs
 - One existing detached sign
- A maximum sign area of 108 square feet
- Allow an illuminated sign in the Single Residence District





Sign Plan



ST. TIMOTHY CATHOLIC SCHOOL

ILLUMINATED NIGHT VIEW

150'-8"



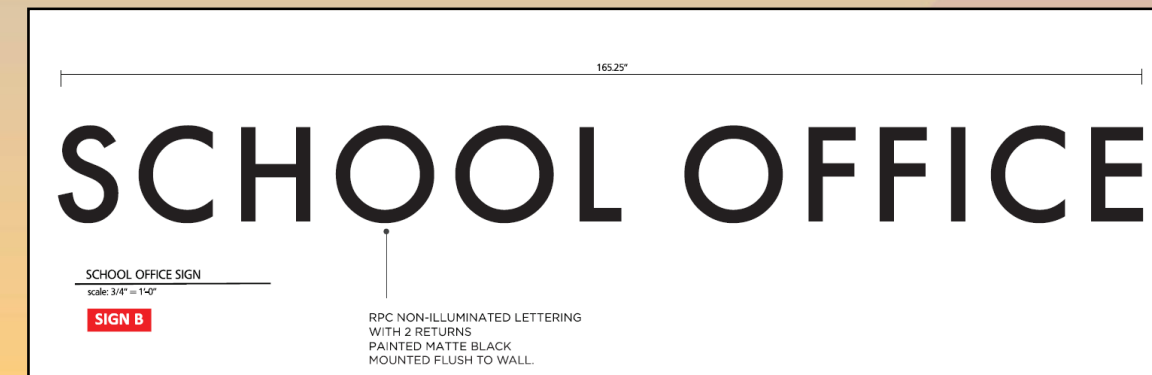
East Elevation



Sign Plan



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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