



Board of Adjustment



BOA25-00845

Gateway Interchange CSP



Request

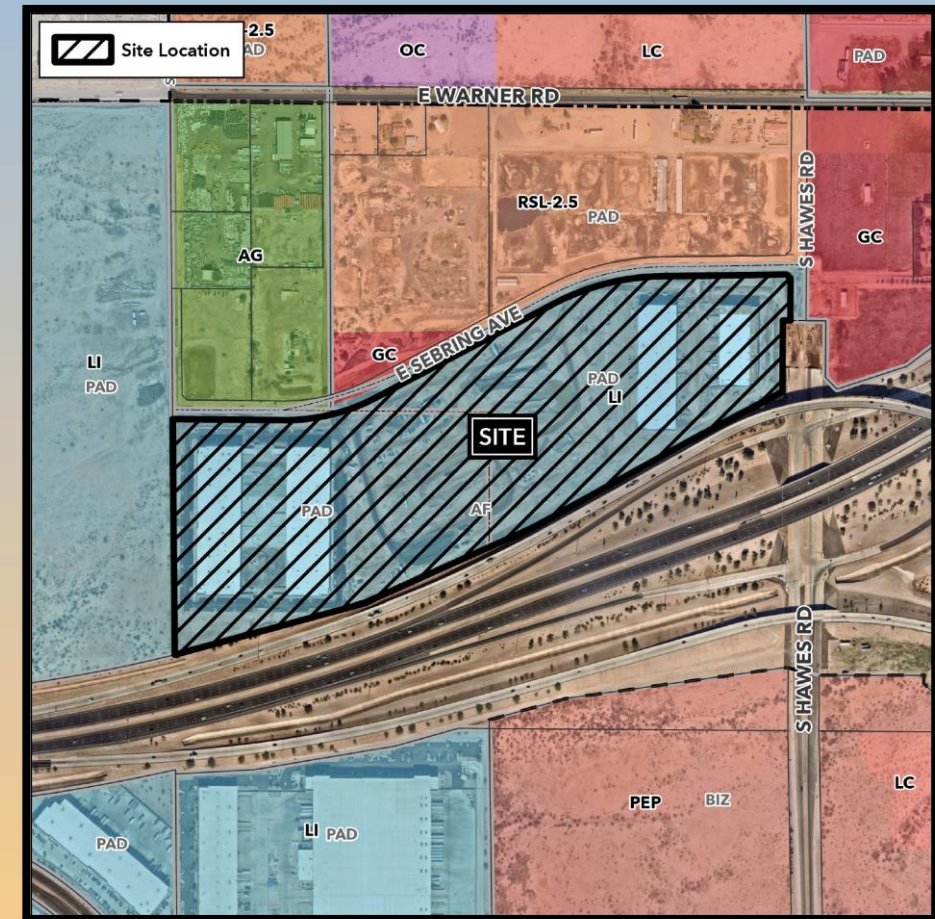
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





Location

- East of the South 80th Street alignment
- West of the South Hawes alignment
- North of the S 202 San Tan FWY
- Located approximately 735 feet south of the southwest corner of East Warner Road and South Hawes Road

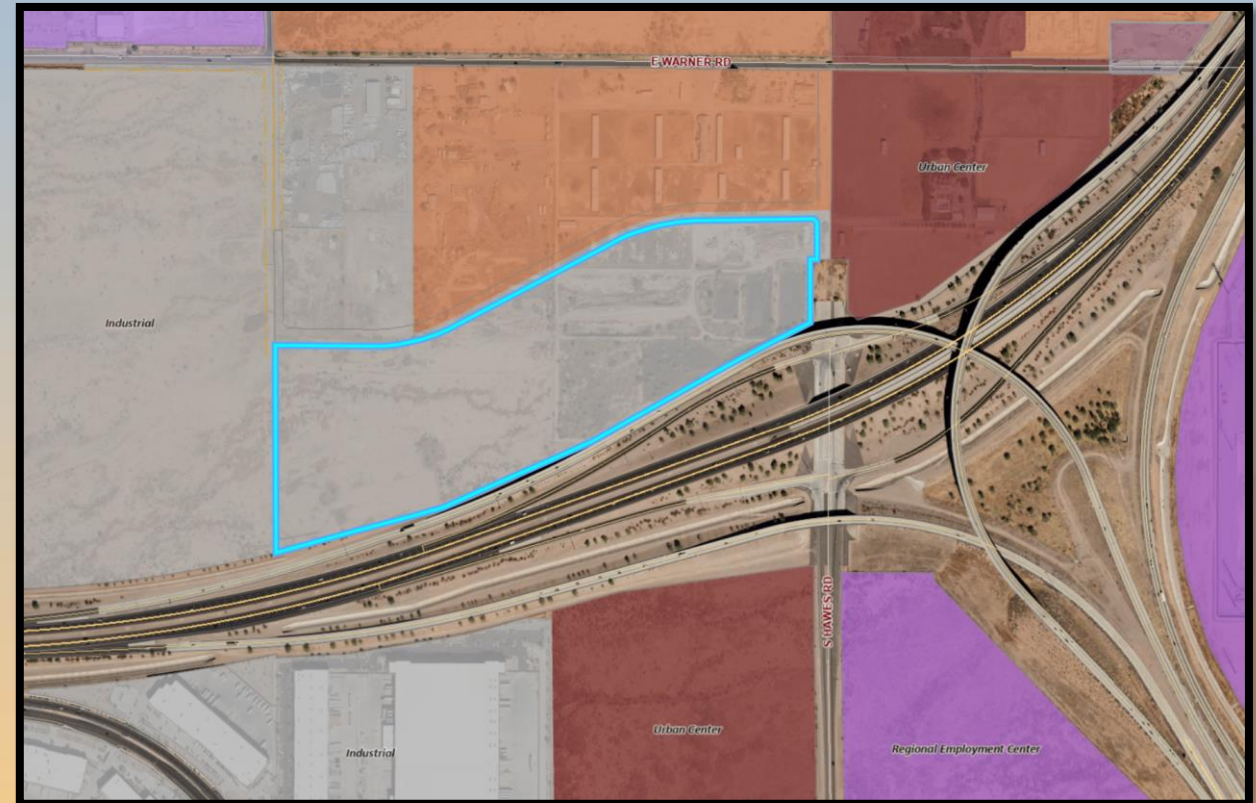




General Plan

Industrial – Evolve

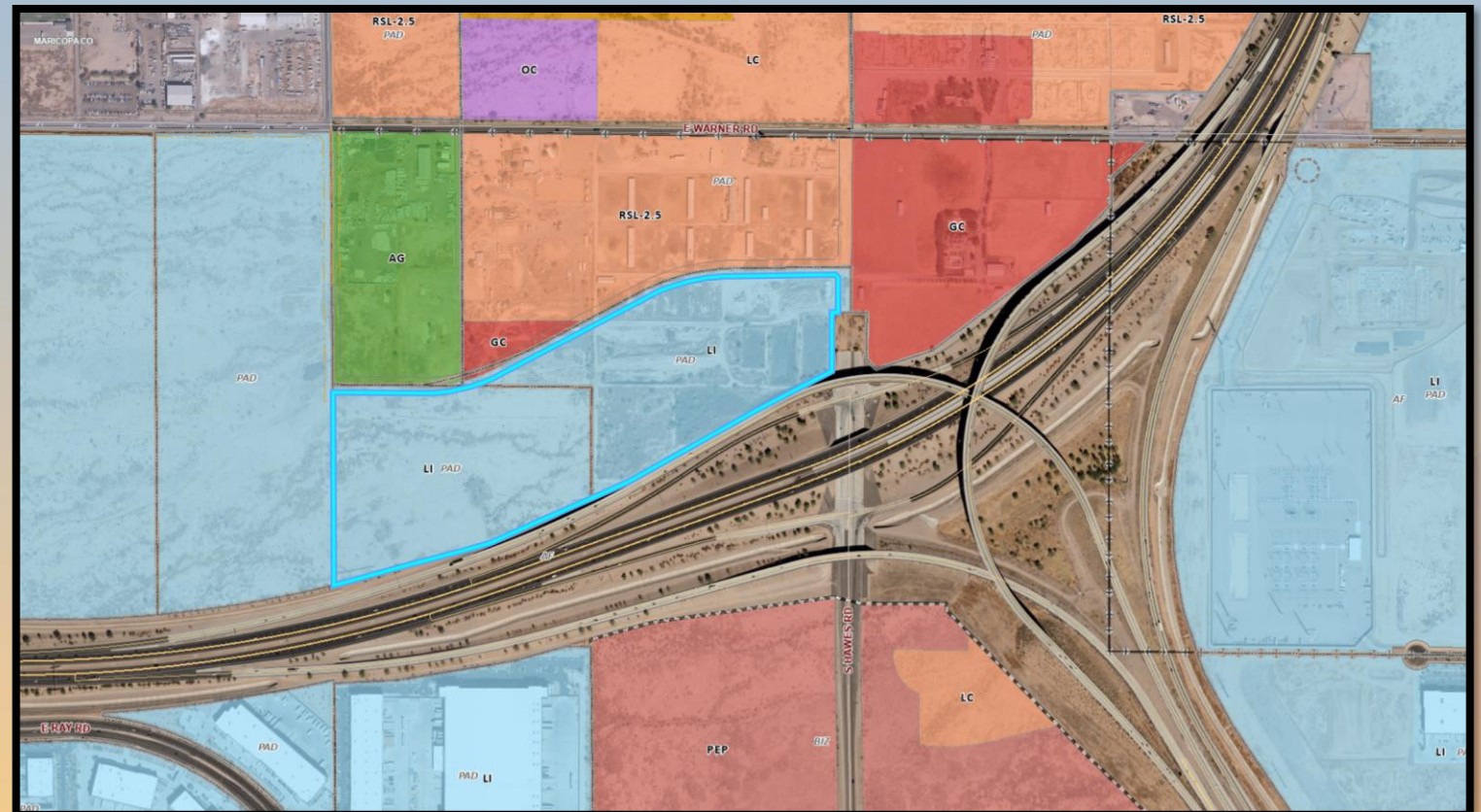
- Industrial areas are intended for high-intensity industrial activities such as manufacturing, warehousing and storage, data storage, freight, and distribution.





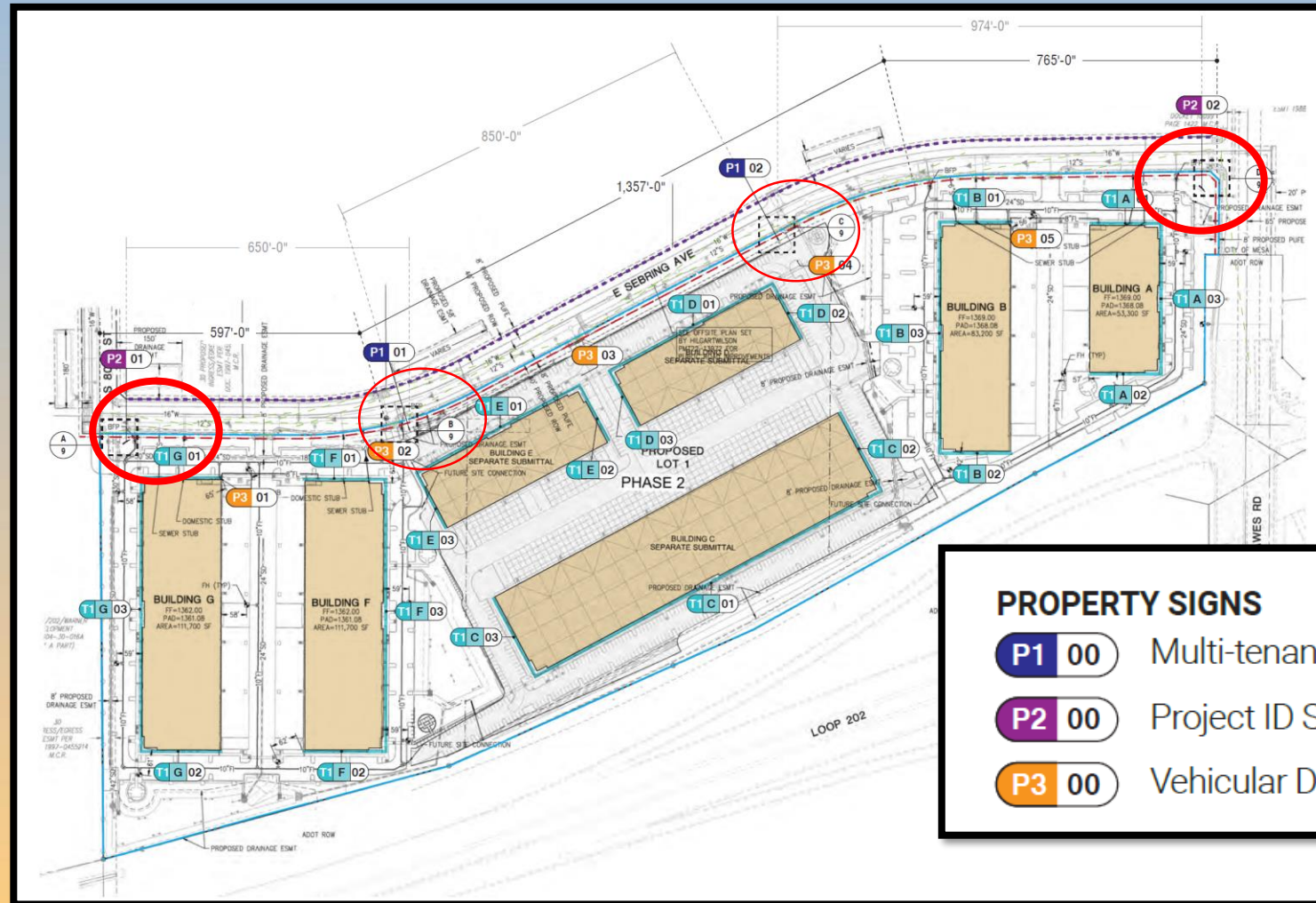
Zoning

- Light Industrial with an Airfield and Planned Area Development Overlay (LI-AF-PAD)





Site Plan



PROPERTY SIGNS

- P1 00** Multi-tenant Monument Sign
- P2 00** Project ID Sign
- P3 00** Vehicular Directional Sign



Sign Plan – Detached Signs

Proposed:

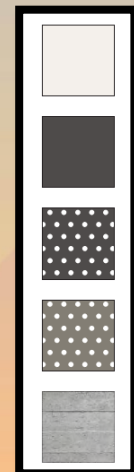
- Two (2) Project ID Signs:
Labeled P2
 - **Deviation:** Exceed the horizontal-to-vertical ratio of 2:1

- Two (2) Multi-tenant Monument Signs: Labeled P1

Construction Materials:

- No deviations from MZO
- 2" Aluminum framing
- Textured concrete base

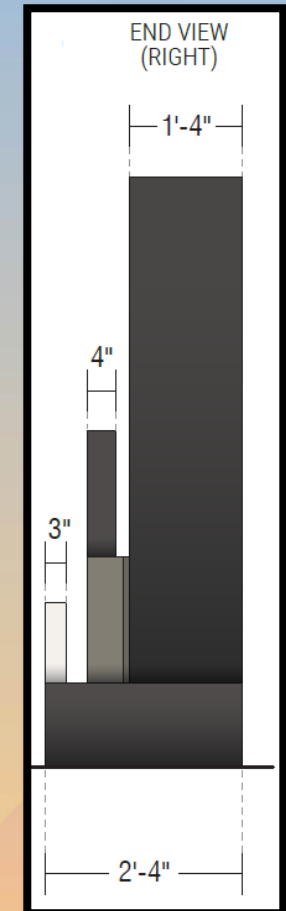
Development Standard	MZO Allowance	CSP Proposed
Permanent Signs and Sign Structures:	Sign copy should not exceed a horizontal-to-vertical ratio of two to one (2:1).	Approximately 3.55:1
Horizontal-to-Vertical Ratio – MZO §11-43-2(C)		





Sign Plan – Detached Signs P2

- Horizontal-to-vertical ratio 3:55
to 1



One (1) deviation to MZO signage standards



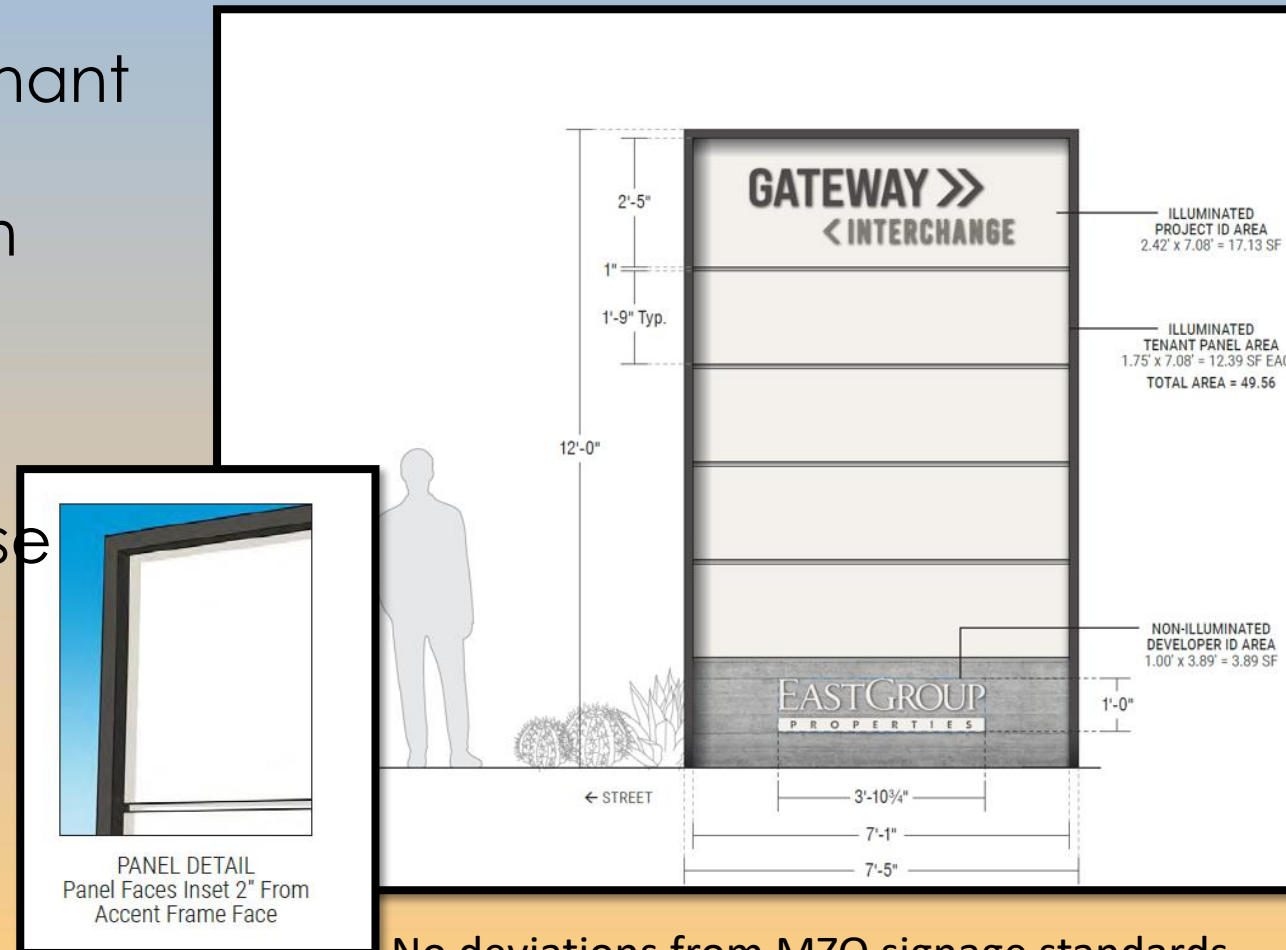
Sign Plan – Detached Signs P2





Sign Plan – Detached Signs P1

- Illuminated tenant cabinet
- 1/8" aluminum routed faces
- 2" Aluminum framing
- Concrete base



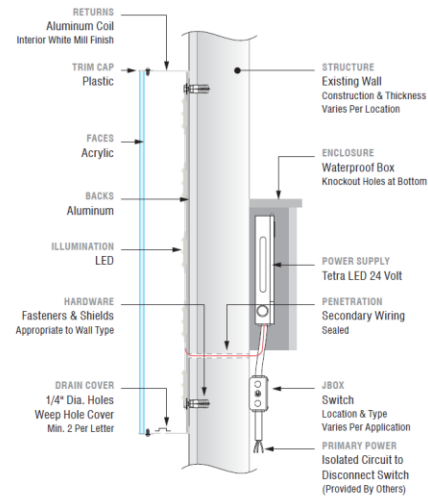
No deviations from MZO signage standards



Sign Plan – Attached Signage

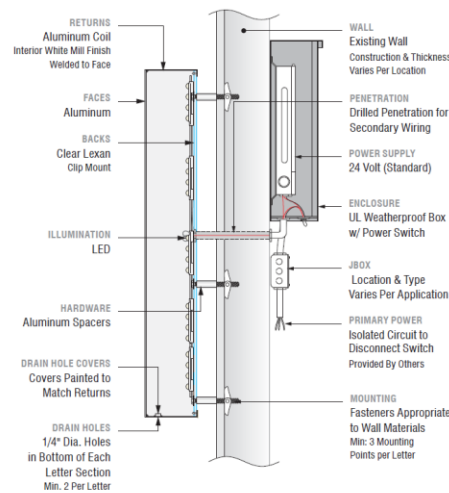
Section Detail - Typical Exterior

Pan Channel / Front-Illuminated / Mounted Flush



Section Detail - Typical Exterior

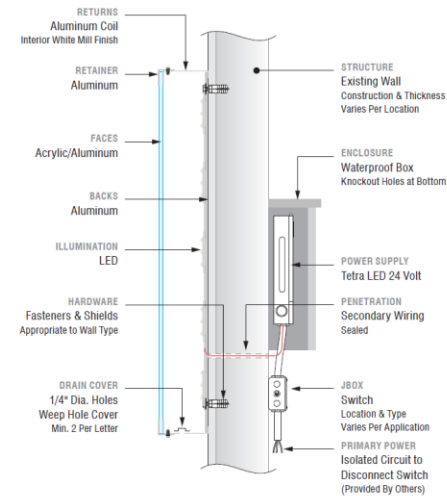
Reverse Pan Channel / Halo-Illuminated / Mounted with Spacers



Section Detail - Typical Exterior

Cabinet Sign / Front-Illuminated or Non-Illuminated / Mounted Flush

***CABINET SHAPE MUST BE CUSTOM, & FREEFORM OR IRREGULAR IN SHAPE (NOT RECTANGULAR)**

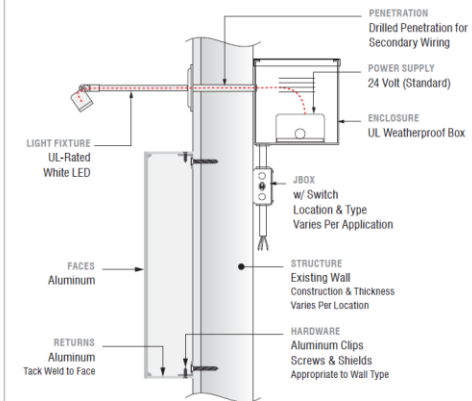


May be used as a background cabinet behind lettering or cabinet only sign. A sign can be mounted to an attachment device with regular rectangular shape if individual letters such as pan channel or other durable materials are used

Section Detail - Typical Exterior

Reverse Pan Channel / Externally-Illuminated / Mounted Flush

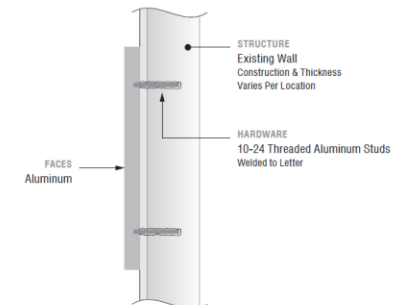
***NOTE: Light Fixture(s) may vary; Subject to Landlord Approval**



Section Detail - Typical Exterior

Flat Cut-Out / Non-Illuminated / Stud Mount Flush

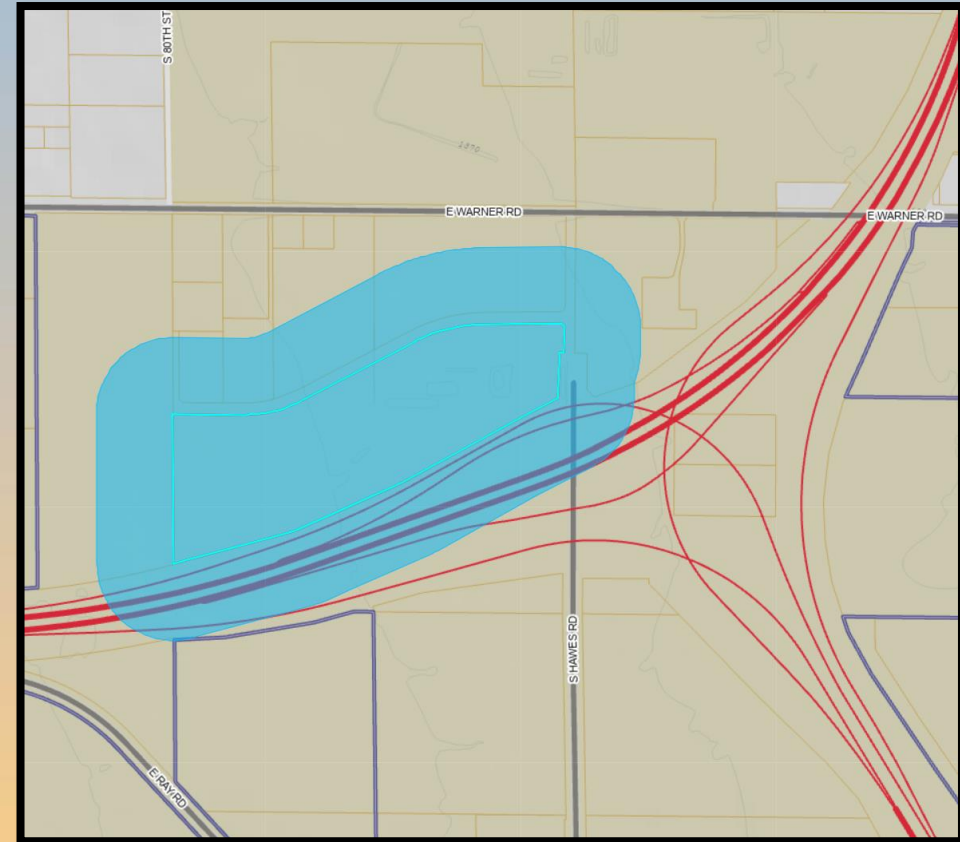
***FOR SECONDARY & DEPARTMENTAL COPY ONLY**





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

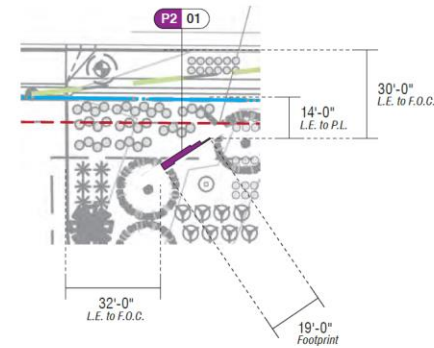
Staff recommends Approval with Conditions



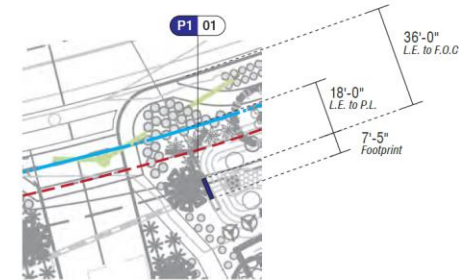
Board of Adjustment



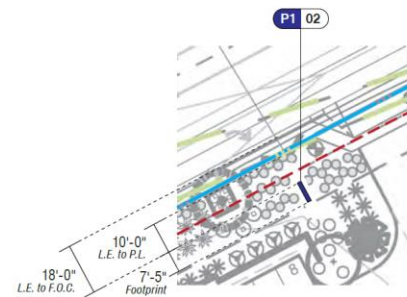
Sign Location Plan



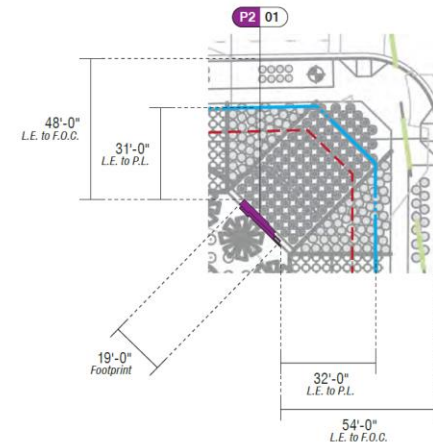
A SCALE: 1" = 40'0"



B SCALE: 1" = 40'0"



C SCALE: 1" = 40'0"



D SCALE: 1" = 40'0"