



BOA21-01149



Request

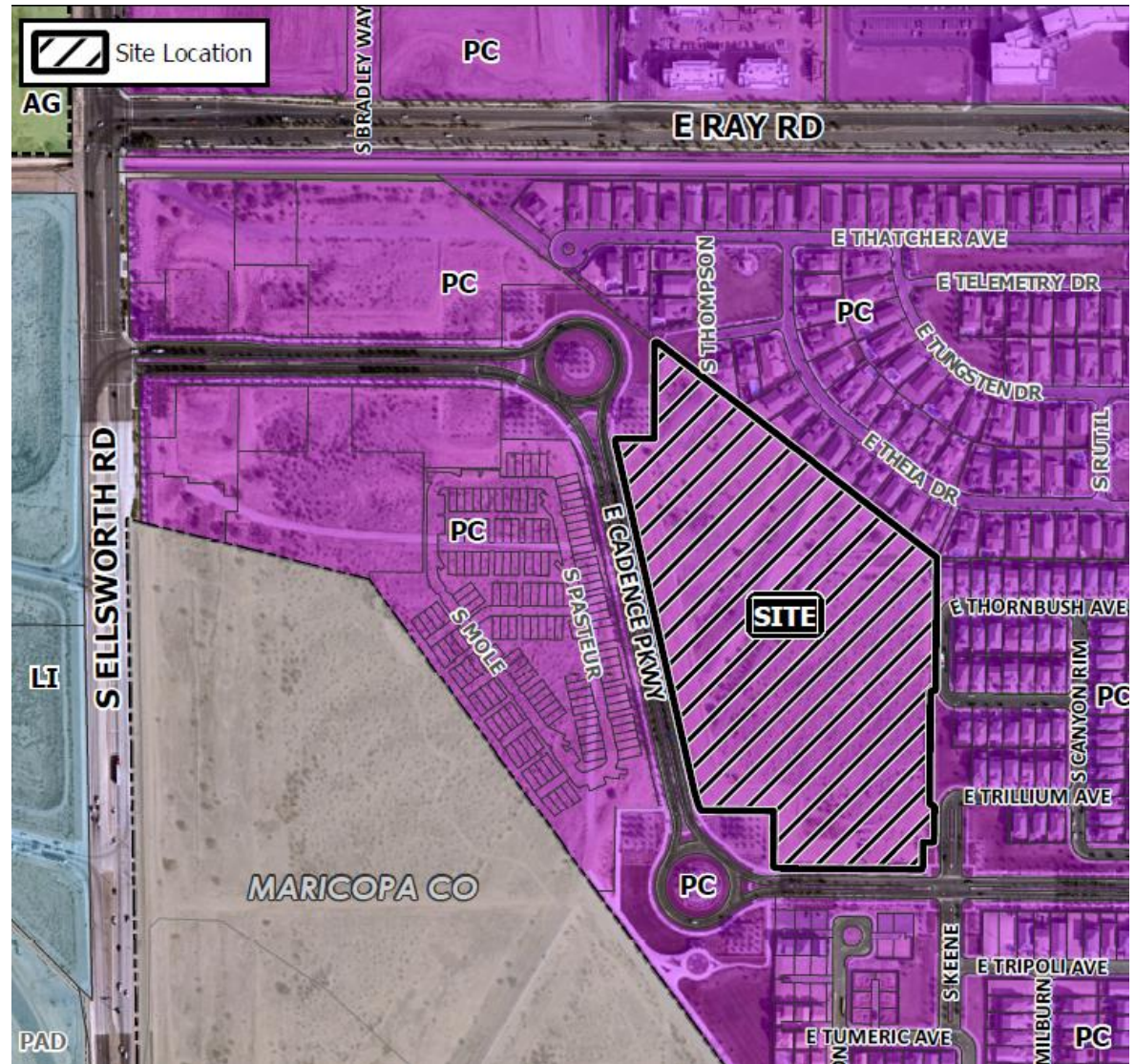
- Special Use Permit

Purpose

- Comprehensive Sign Plan (CSP)

Location

- 9410 E. Cadence Pkwy.
- South of Ray Road
- East of Ellsworth Road
- On the east side of Cadence Pkwy.





General Plan

Mixed Use Community

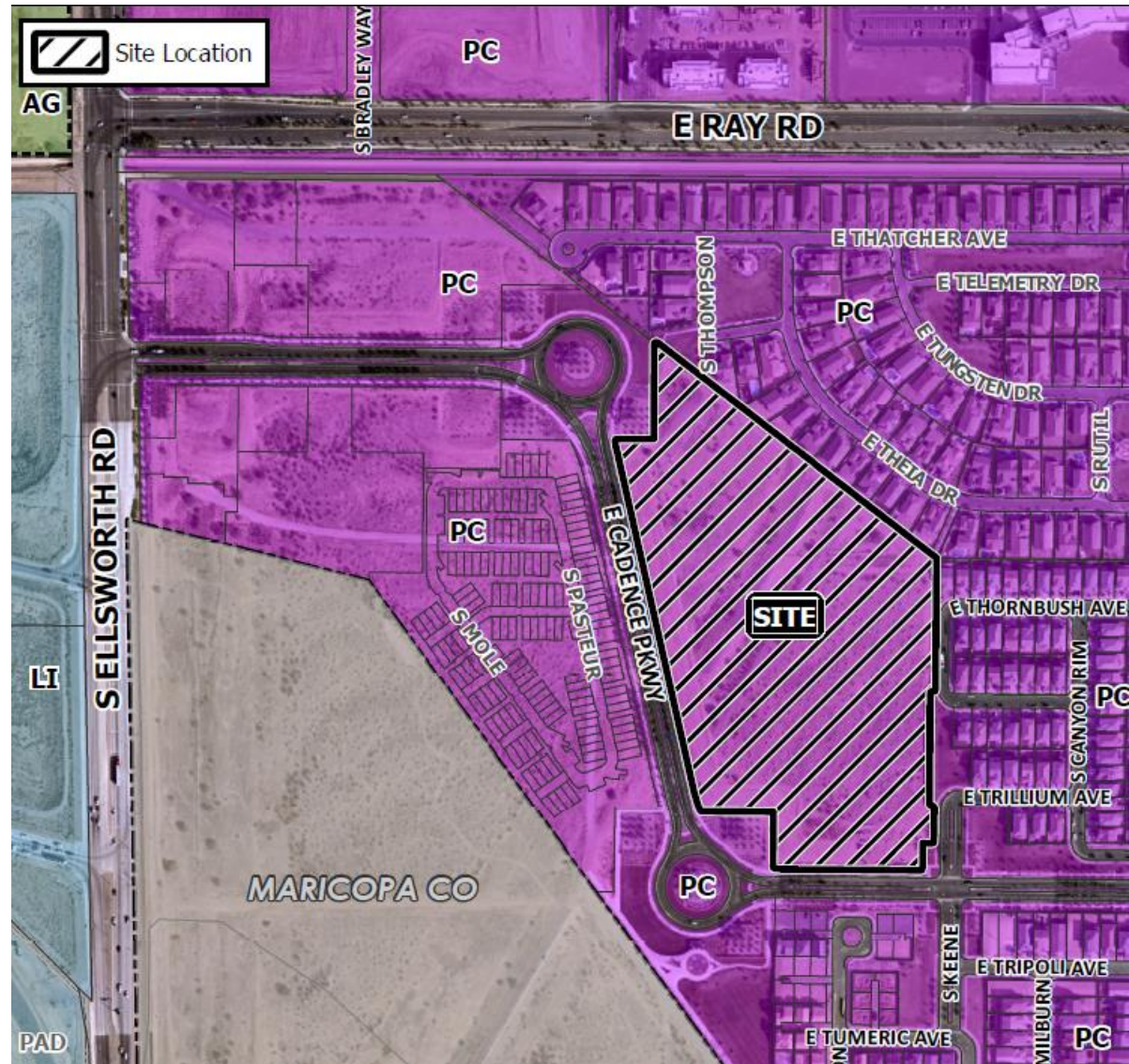
- Large land area
- Create a complete and identifiable community
- Mix of uses

Gateway Strategic Development Plan

- Create of live/work/
 - play/community

Zoning

- Planned Community (PC)
 - Approved Cadence Community Plan (CP)
 - Community Multi-Residence (CMR) Land Use Group (LUG)
 - Development Unit (DU) 1, Phase 1
 - Approved Multiple Residence Development



Site Photo



Looking east towards the site entryway

Proposed CSP

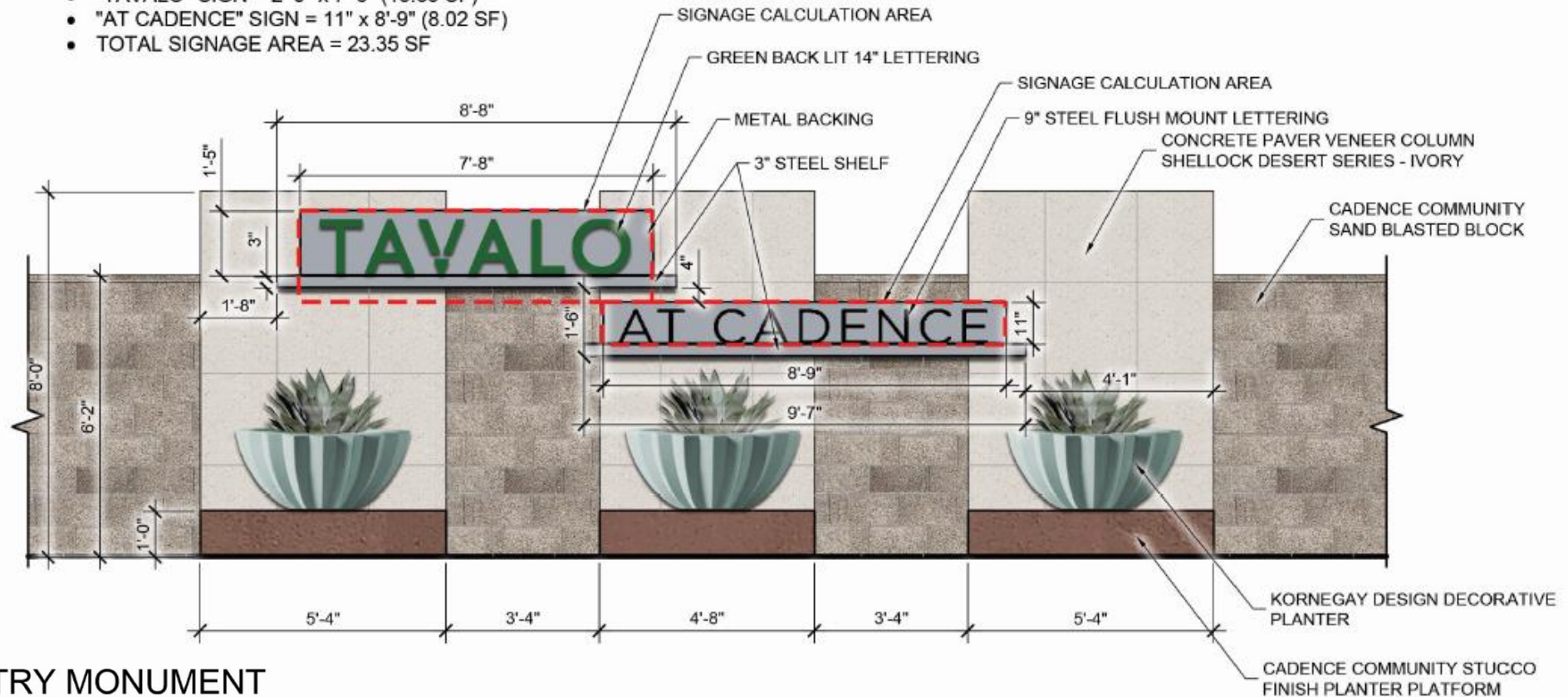
- Two detached signs along Cadence Parkway frontage
- Each sign = 23.35 square feet in area and 8 feet in height
- Meets Mesa Zoning Ordinance sign standards

Sign Standards: Table 11-43-3-B of the MZO	Allowed Per MZO	Proposed CSP
Sign Quantity:	2 signs per street front, attached or detached	2 detached signs
Sign Area: 1 square foot per 5 lineal feet of street frontage up to a maximum of 32 square feet per sign	971± feet/5 lineal feet of frontage = 194 square feet aggregate sign area. Maximum of 64 square feet aggregate sign area	23.35 square feet per sign 46.7 square feet aggregate sign area
Maximum height per sign	8 feet	8 feet

Sign Plan

SIGNAGE CALCULATIONS:

- "TAVALO" SIGN = 2'-0" x 7'-8" (15.33 SF)
- "AT CADENCE" SIGN = 11" x 8'-9" (8.02 SF)
- TOTAL SIGNAGE AREA = 23.35 SF



1

ENTRY MONUMENT

8

CSP Criteria

Section 15.3(a)(i) of the Cadence CP

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|---|--|
| ✓ | 1. Placement. All signs shall be placed where they are sufficiently visible and readable for its function. |
| ✓ | 2. Quantity. The number of signs shall be no greater than that required to provide reasonable project identification and entry signs, internal circulation and directional information to destinations and development sub-areas, and business identification. |
| ✓ | 3. Size. All signs shall not be larger than necessary for visibility and readability unless unique land use or architectural considerations exist |

CSP Criteria (cont'd)

Section 15.3(a)(i) of the Cadence CP

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|---|---|
| ✓ | 4. Material. Sign material shall be compatible with architectural and/or natural features of the project. |
| ✓ | 5. Context. The design of all signs should respect the context of the surrounding area and the character establish by existing signage. |
| ✓ | 6. Sign Illumination and Brightness. Signs, when illuminated, shall conform to the Mesa Lighting and Electrical Code, and shall conform to the brightness standards specified in the Mesa Sign Ordinance. |

SUP Criteria

Section 11-70-5(E) of the MZO

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|---|---|
| ✓ | 1. Project will advance the goals and objectives of the General Plan and other City plan and/or policies; |
| ✓ | 2. 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; |
| ✓ | 3. Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and |
| ✓ | 4. Adequate public services, public facilities and public infrastructure are available. |

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Section 4.7 of the Cadence DU 1, Phase 1 Plan for the CMR LUG
- ✓ Meets CSP criteria of Chapter 15 of the Cadence CP
- ✓ Meets SUP criteria of the MZO

Staff Recommendation

Approval with Conditions