BOARD OF ADJUSTMENT

June 1, 2022

BOA21-00828

Cassidy Welch, Senior Planner

June 1, 2022

Request

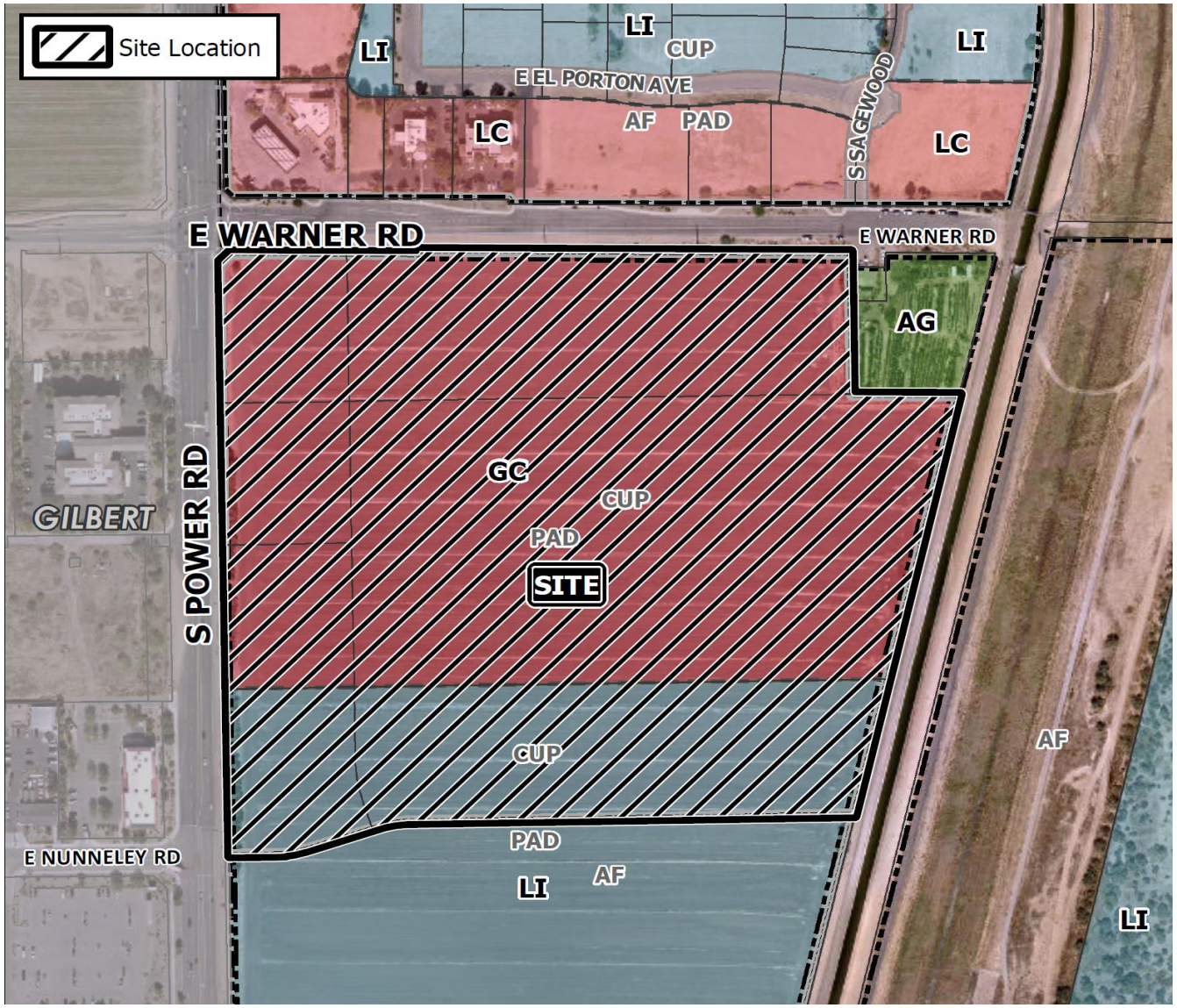
- Special Use Permit

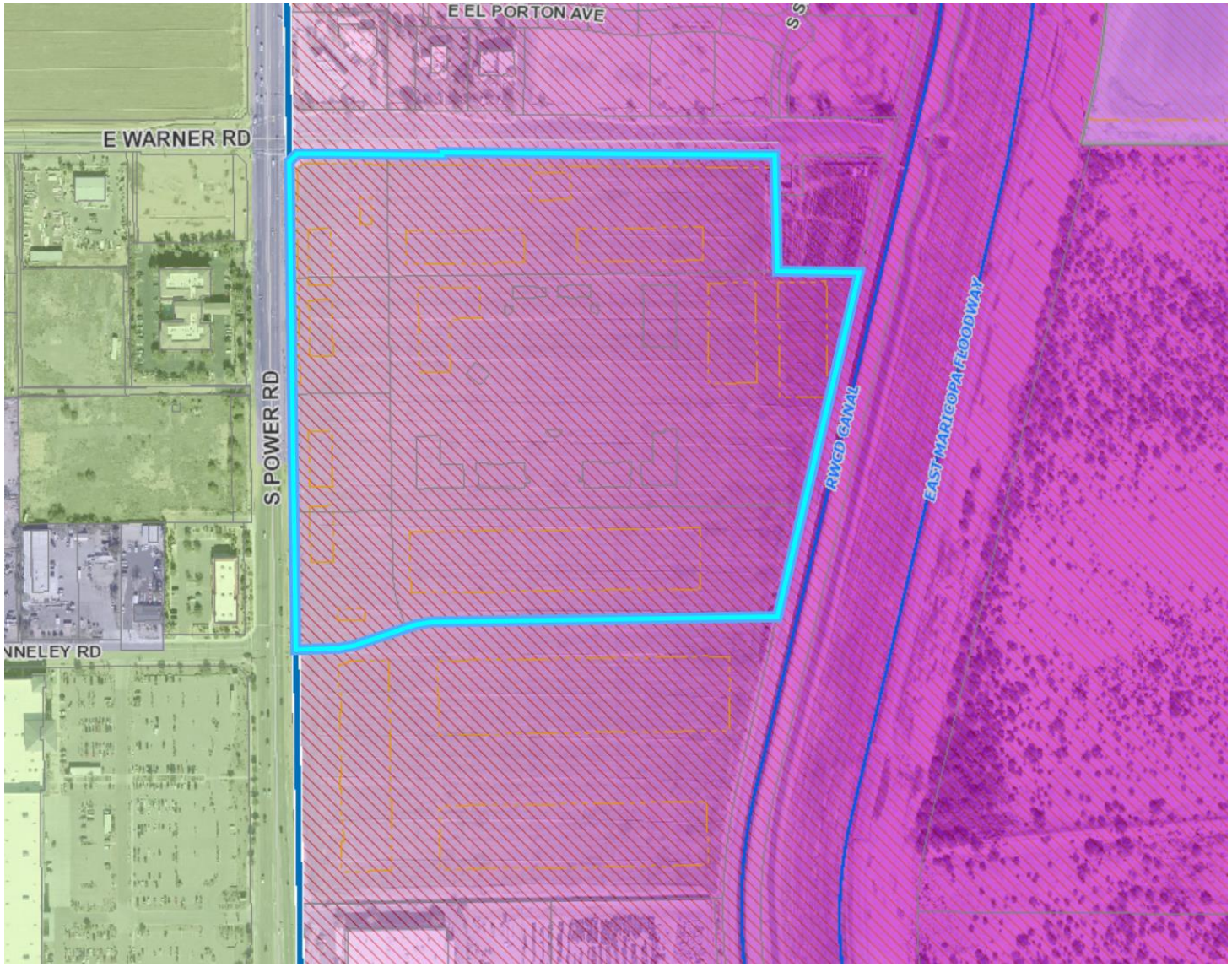
Purpose

- Comprehensive Sign Plan (CSP)

Location

- South of Warner Road
- East of Power Road





General Plan

Mixed Use Activity District

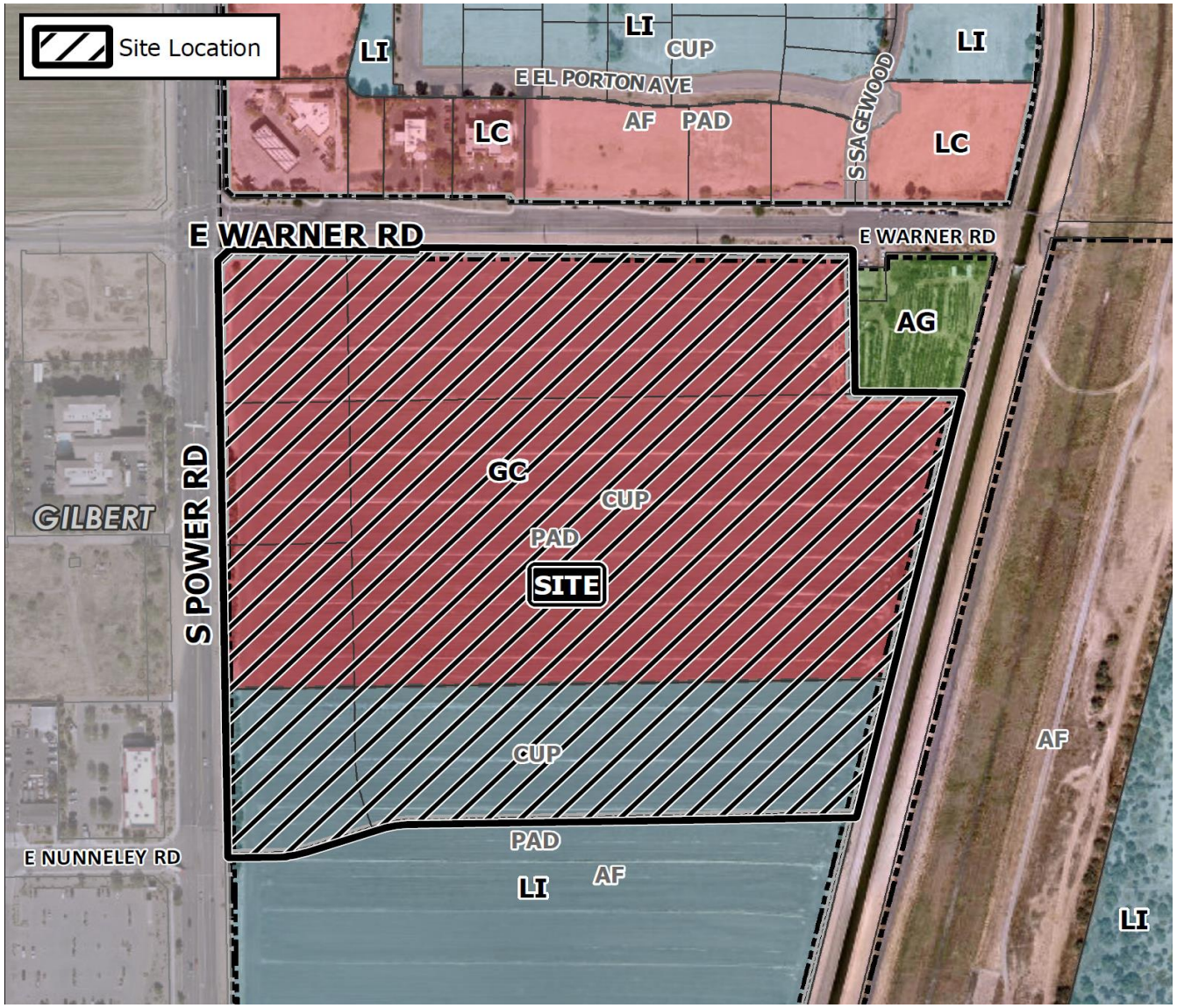
- Large community and regional activity areas
- Unique shopping and entertainment experiences

Employment

- Wide range of employment in high-quality settings

Zoning

- General Commercial with a PAD overlay (GC-PAD)
- Light Industrial with a PAD overlay (LI-PAD)

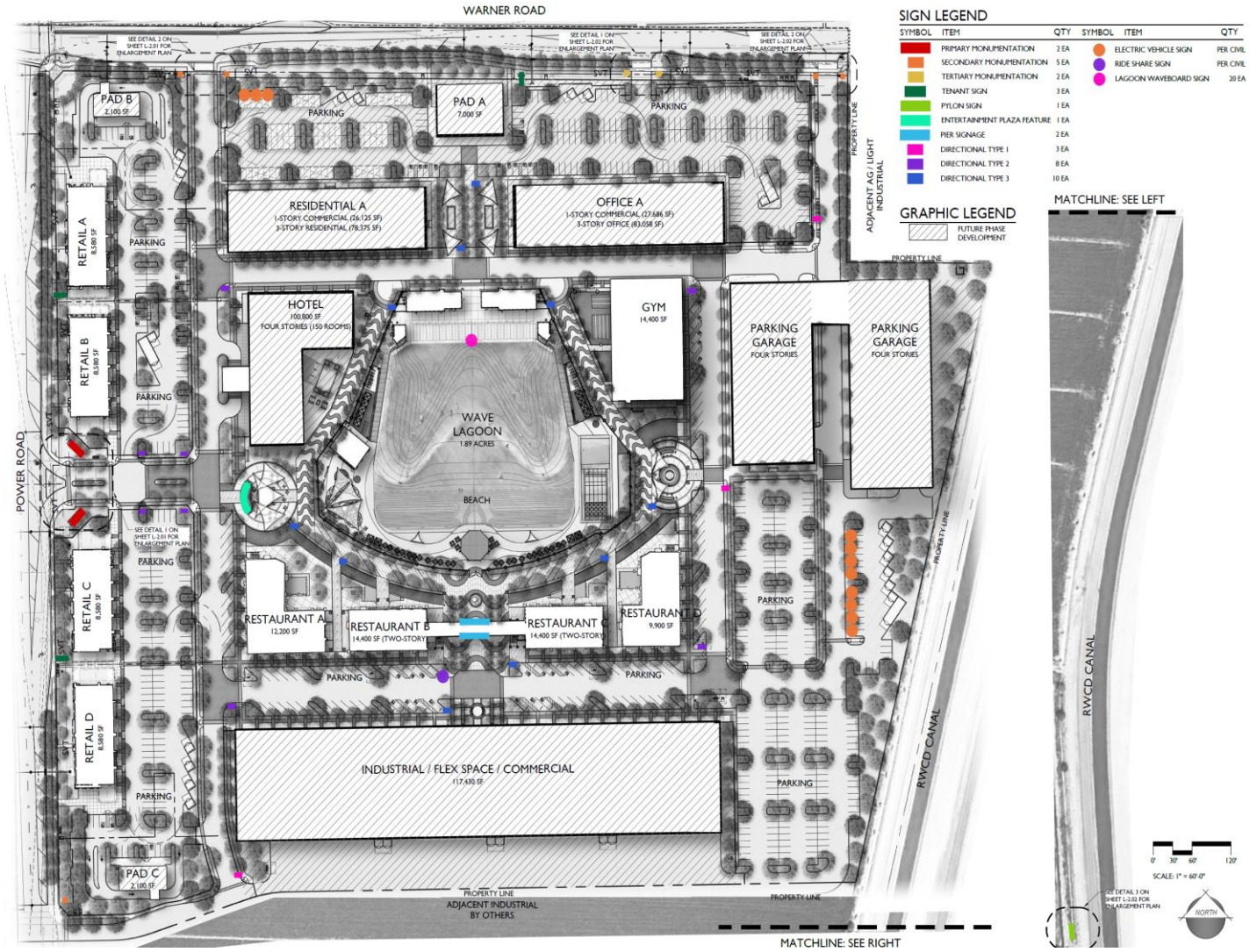


Site Photo

Looking east towards the site

Proposed CSP

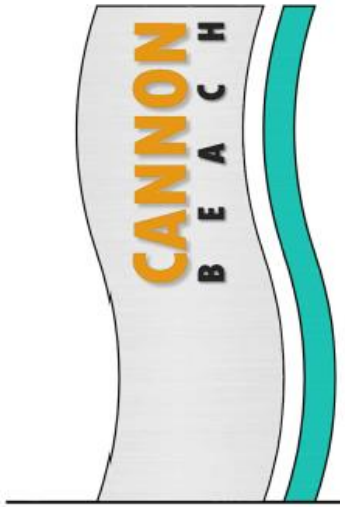
- Allow detached signs within 39 feet of each other
- Allow increase in detached sign height and area
- Attached signs meet MZO allowances



Sign Plan

CANNON
BEACH

CANNON
BEACH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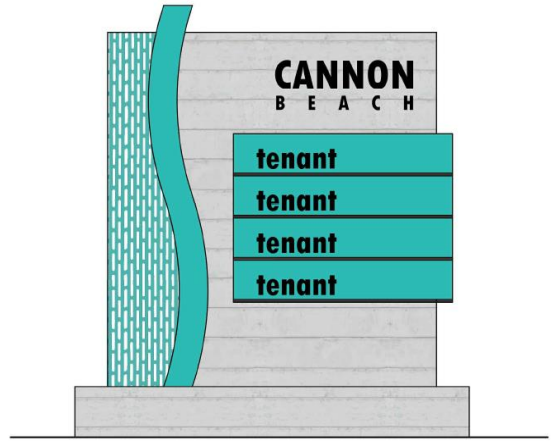
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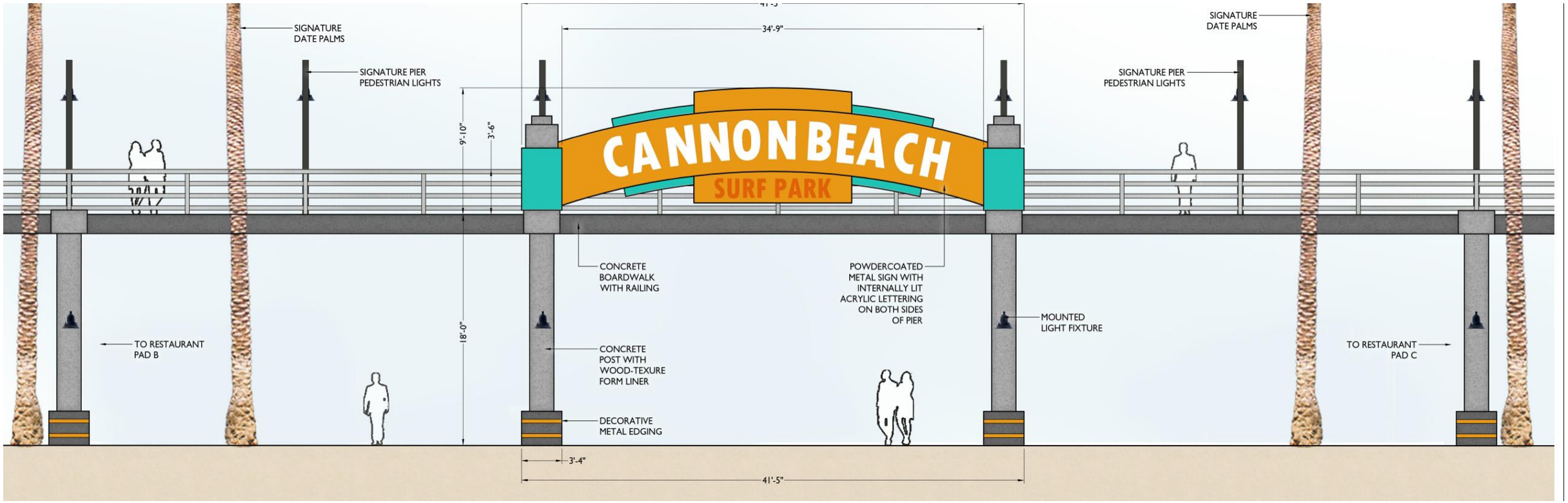
Sign Plan


SIGNATURE DATE PALMS
SIGNATURE PIER PEDESTRIAN LIGHTS
34'-9"
9'-10"
3'-6"
CANNON BEACH
SURF PARK
CONCRETE BOARDWALK WITH RAILING
POWDERCOATED METAL SIGN WITH INTERNALLY LIT ACRYLIC LETTERING ON BOTH SIDES OF PIER
MOUNTED LIGHT FIXTURE
TO RESTAURANT PAD B
18'-0"
CONCRETE POST WITH WOOD-TEXURE FORM LINER
DECORATIVE METAL EDGING
3'-4"
41'-5"
SIGNATURE DATE PALMS
SIGNATURE PIER PEDESTRIAN LIGHTS
TO RESTAURANT PAD C

Approval Criteria

Section 11-43-6(D) CSP Criteria	
✓	#1 The site contains unique or unusual physical conditions that would limit or restrict normal sign visibility
✓	#2 The development exhibits unique characteristics of land use, that represent a clear variation from conventional development
✓	#3 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	
✓	#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
- ✓ Meets CSP criteria of Section 11-46-3(D) of the MZO
- ✓ Meets SUP findings of Section 11-7-5(E) of the MZO

Staff Recommendation

Approval with Conditions

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Cassidy Welch, Senior Planner

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