



# BOARD OF ADJUSTMENT

June 1, 2022

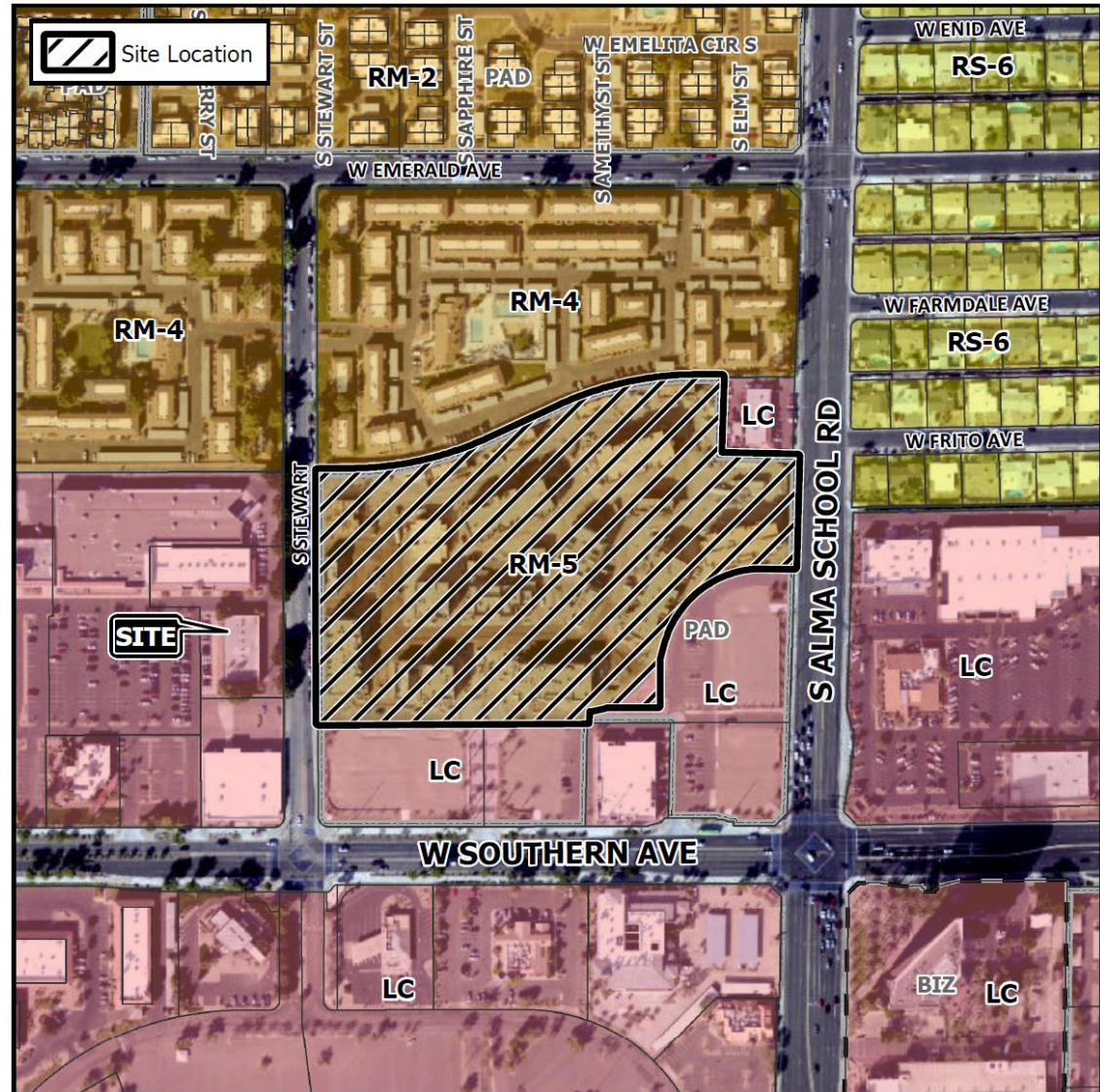


**BOA22-00323**

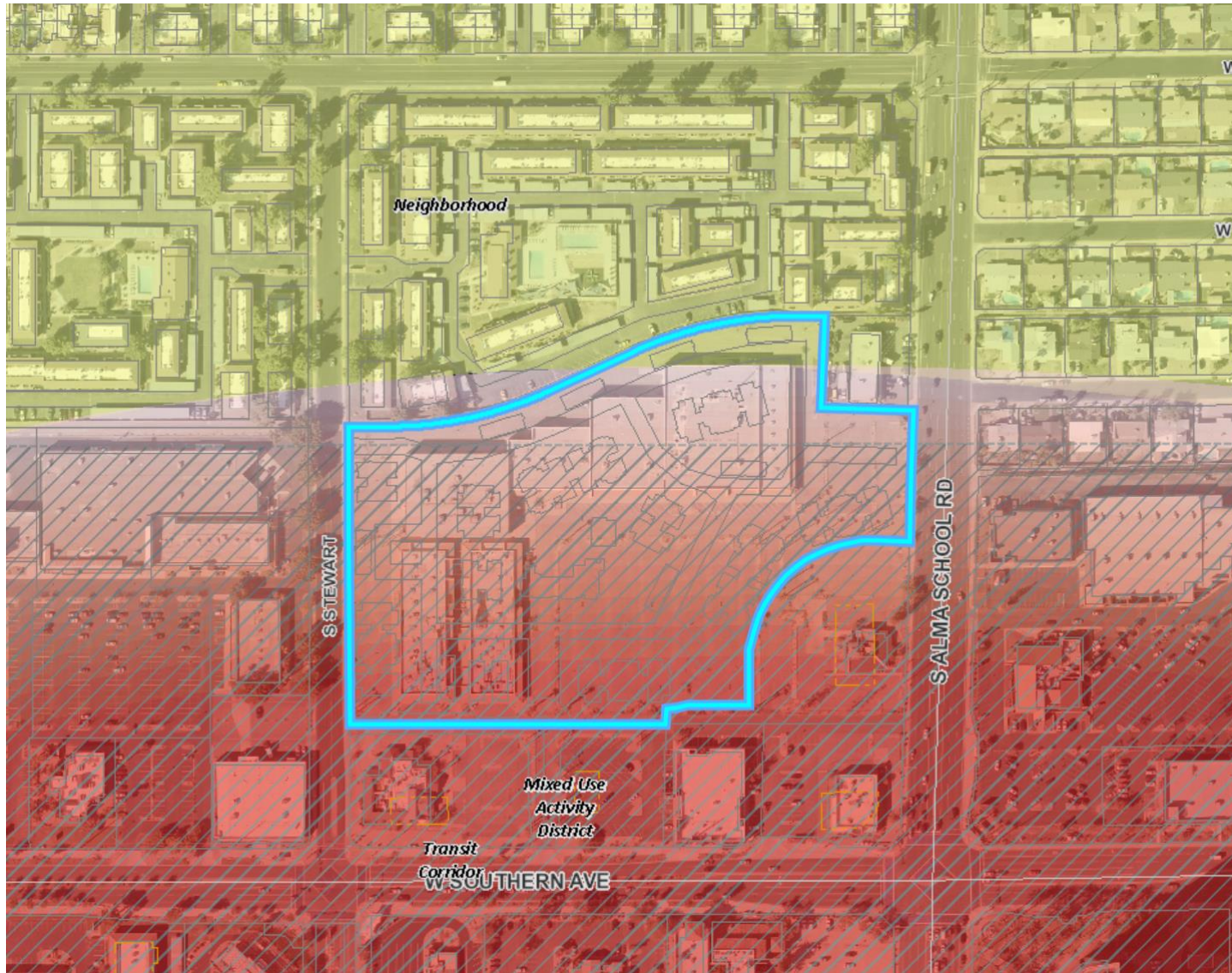


# Location

- North of Southern Avenue
- West of Alma School Road







# General Plan

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## Mixed Use Activity District

- Strong viable centers of commercial activity
- Unique shopping and entertainment experiences
- Uses include retail, entertainment, office and residential

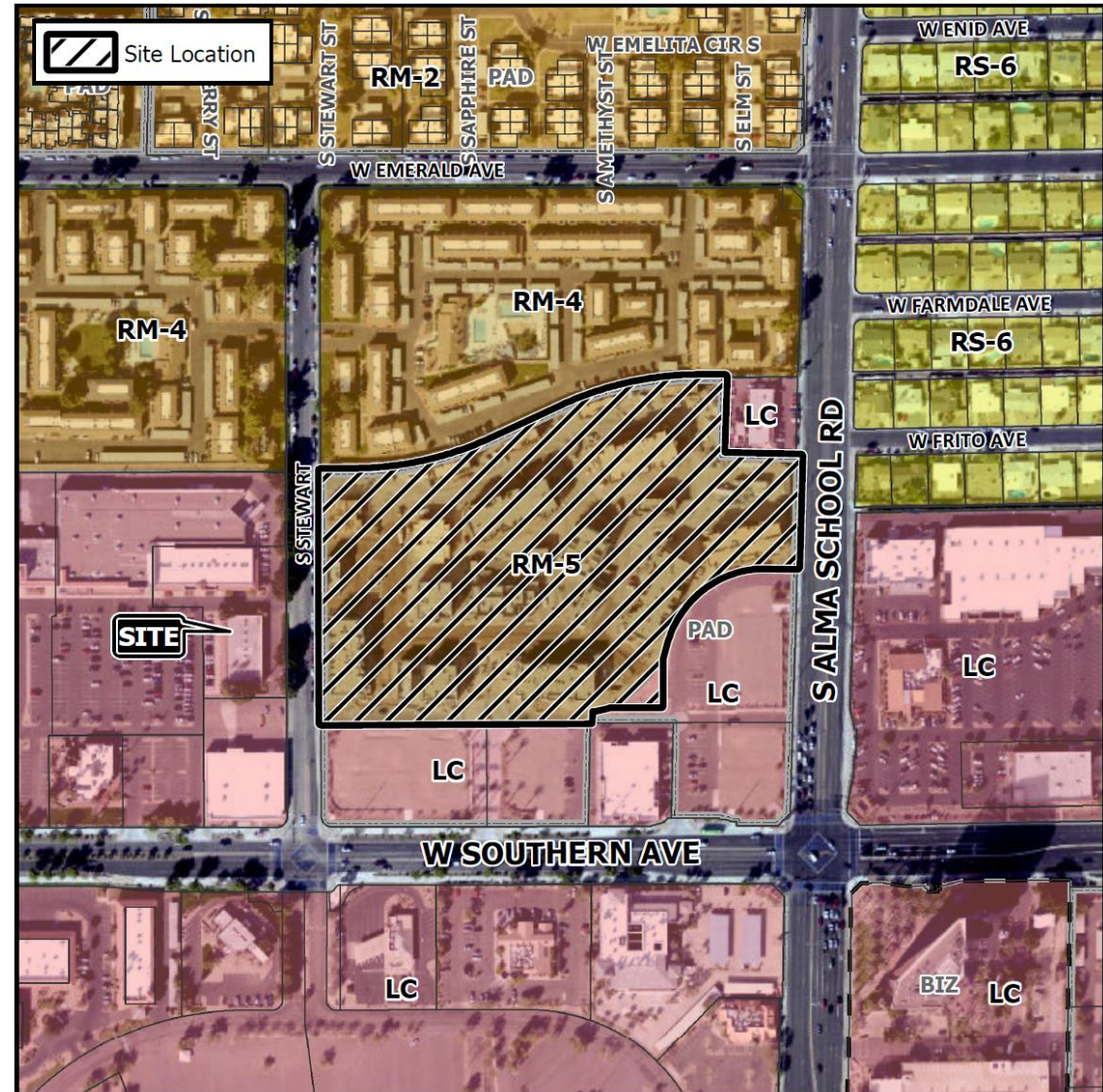
## Transit Corridor

- Create a pedestrian-oriented urban environment



# Zoning

- Multiple Residence 5 with a PAD overlay (RM-5-PAD)





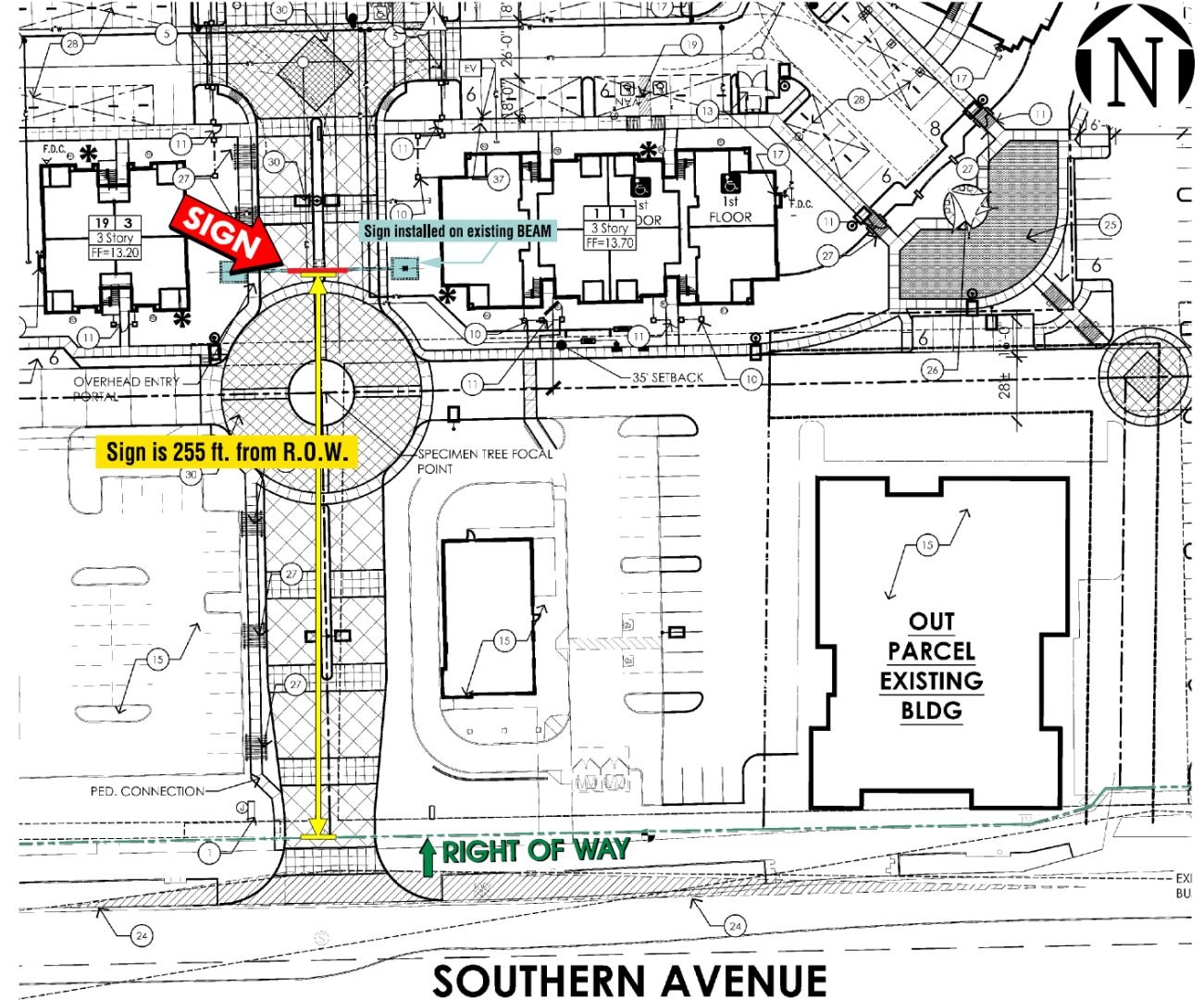
# Site Photo



Looking north towards the site from Southern Avenue

# Proposed CSP

- Allow for modifications to exceed the allowed sign area and height





# Sign Plan



Night Time Rendering

# Sign Plan



LENGTH      WIDTH      TOTAL SIGN AREA  
28.08 ft (337 in) x 5.22 ft (62.66 in) = 146.62 sq. ft.





# 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



**BOA22-00323**