



BOARD OF ADJUSTMENT

August 3, 2022



BOA22-00662



TAILWINDS
AT GATEWAY

Request

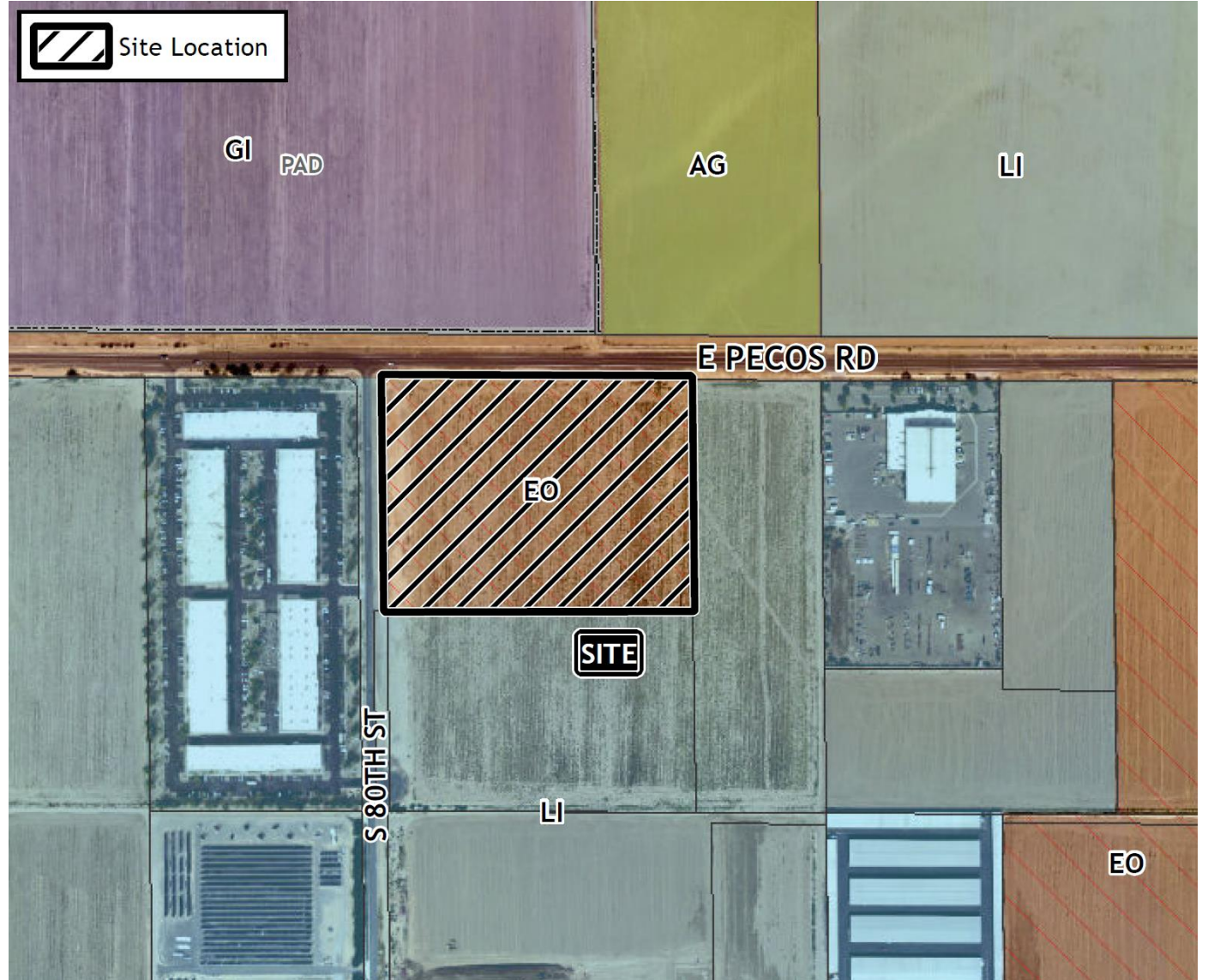
- Special Use Permit

Purpose

- Comprehensive Sign Plan (CSP)

Location

- South of Pecos Road
- East of Sossaman Road
- East of 80th Street





General Plan

Employment

- Wide range of employment in high-quality settings

Zoning

- Employment Opportunity (EO)
- Pecos Road Employment Opportunity Zone (PREOZ)



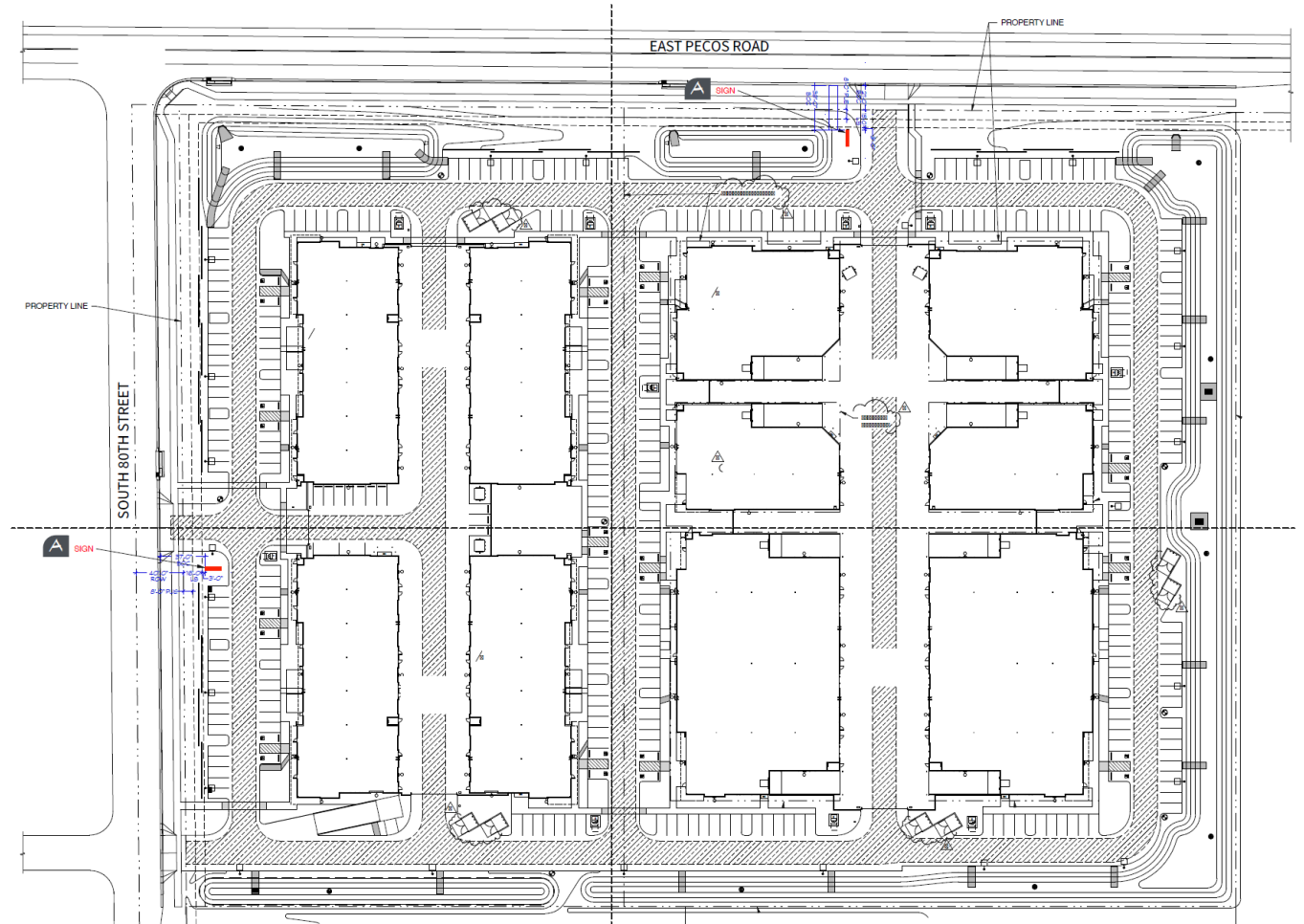
Site Photo



Looking south towards the site

Proposed CSP

- Allow detached sign copy to increase horizontal –to–vertical ratio of 2:1



Sign Plan



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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