



Board of Adjustment



BOA22-01211



Request

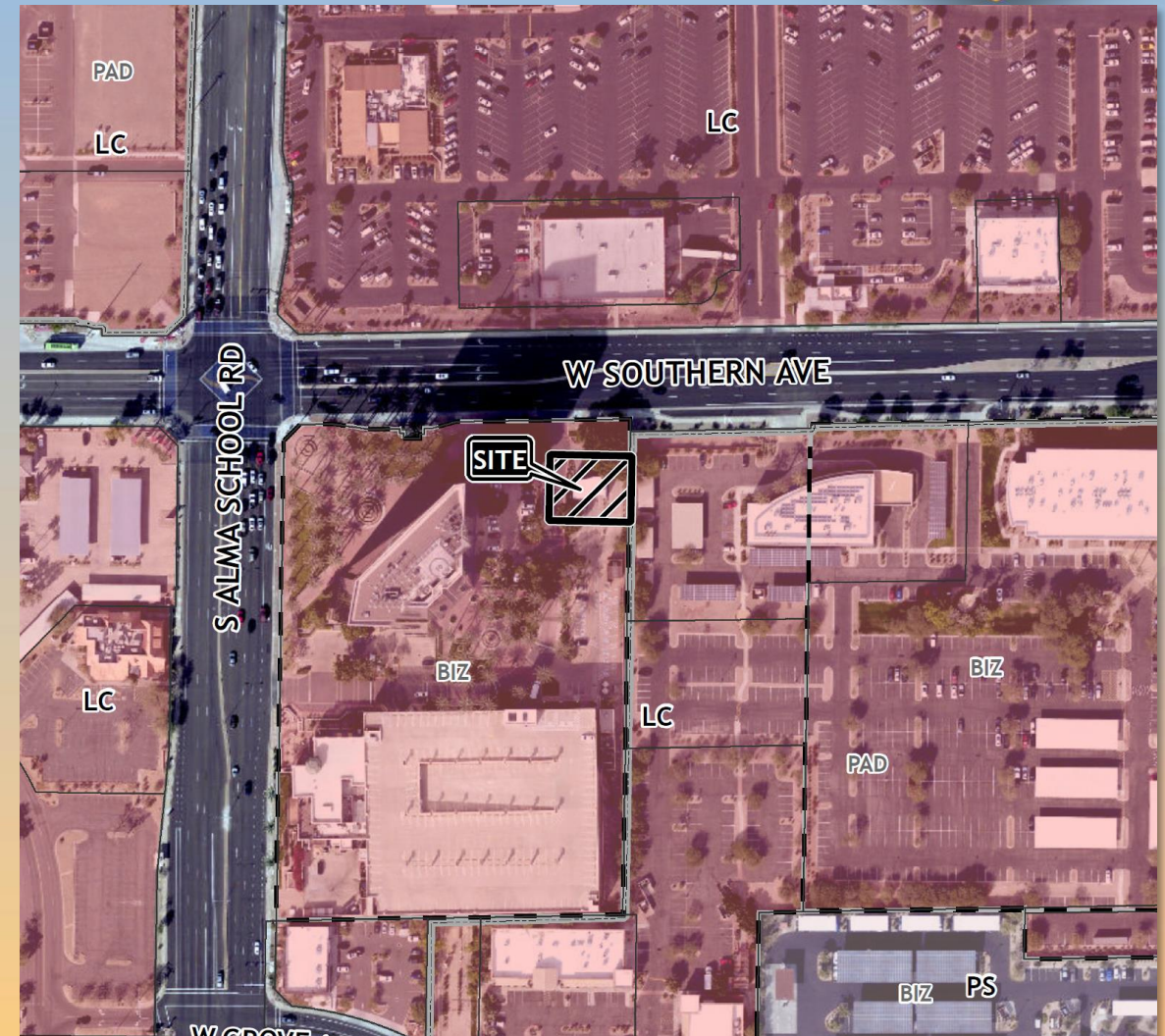
- Special Use Permit for a Comprehensive Sign Plan (CSP)





Location

- East of South Alma School Road
- South of West Southern Avenue





General Plan

Mixed Use Activity District

- Regional activity areas
- Strong and viable centers of commercial activity

Transit Corridor

- Area designated for a consistent high level of transit options

Fiesta District

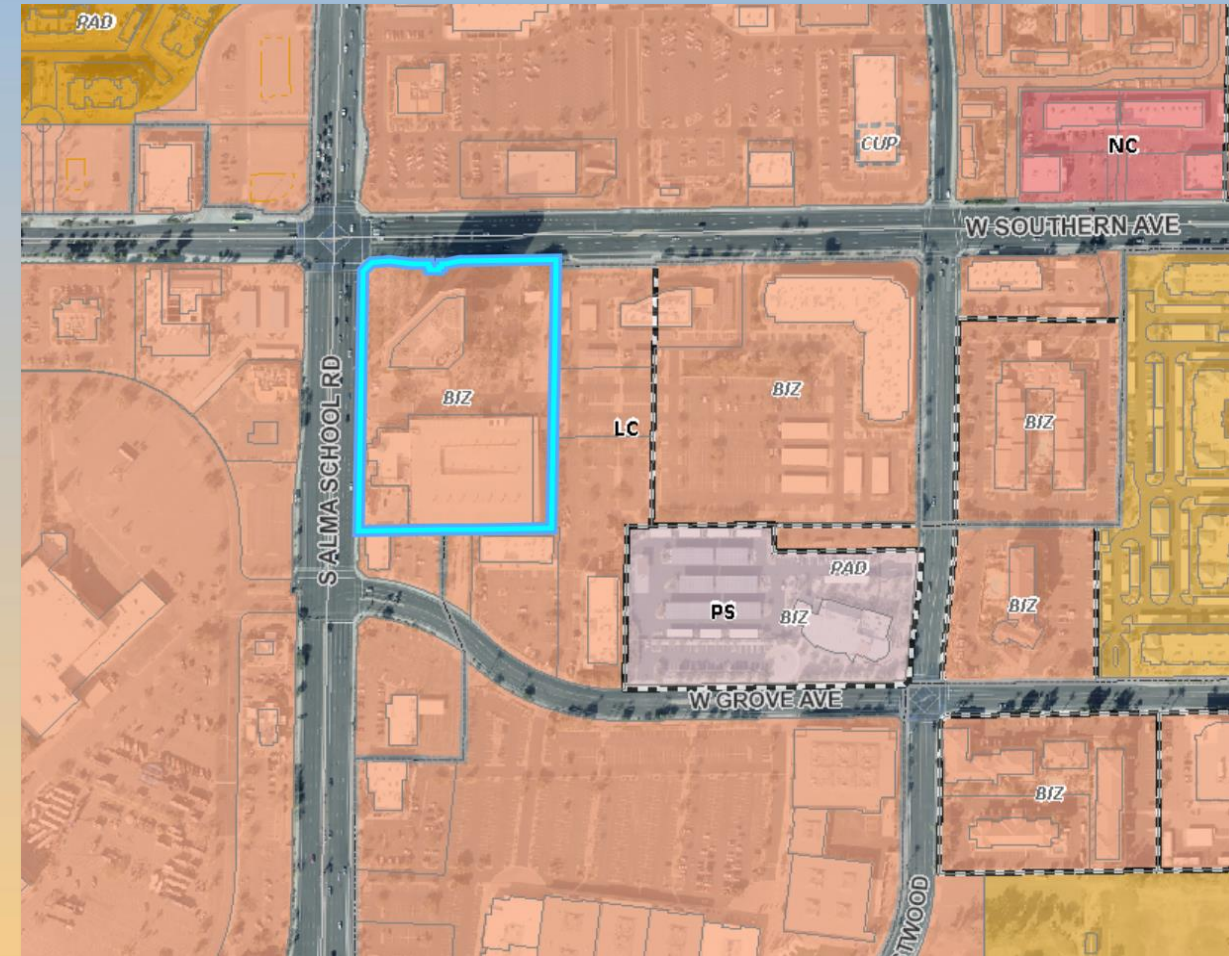
- Hub for advanced business and financial service, health care and retail industry





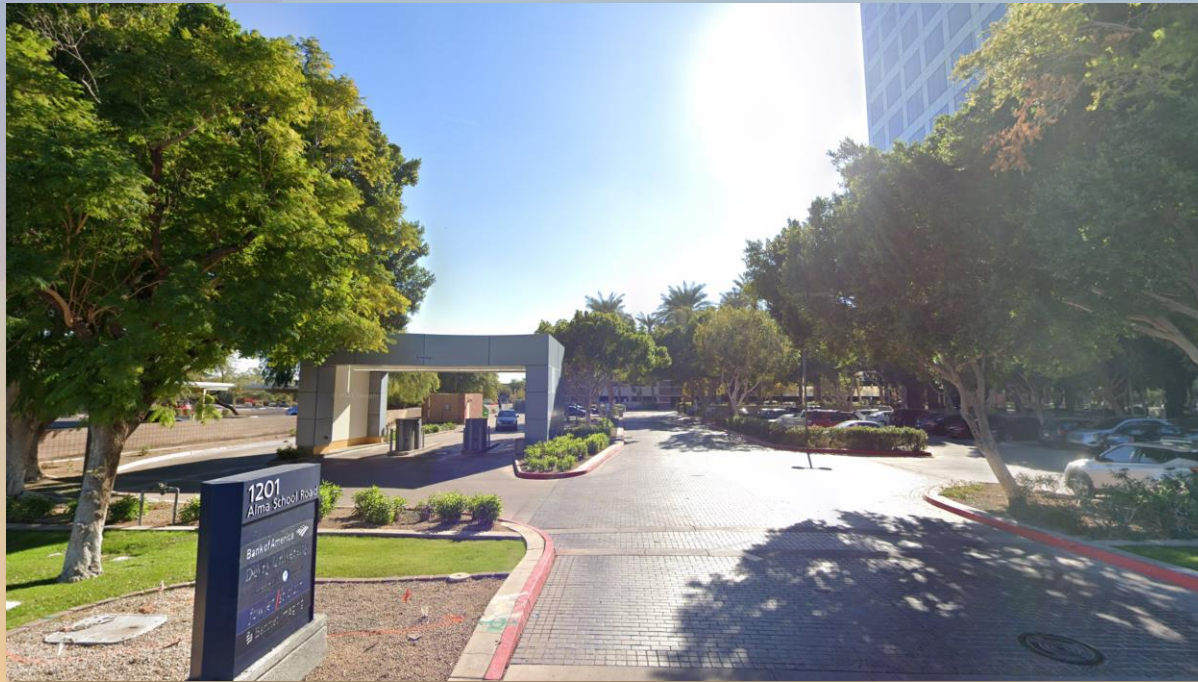
Zoning

- Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ)





Site Photos



Looking south towards the site from Southern Avenue



Looking southeast towards the site from Southern Avenue



Proposed CSP

- Increase sign area from 12.5 Square feet to 38.71 square feet
- Installation of an additional sign at the north elevation of drive-through canopy



North elevation of drive through canopy



Sign Plan



Existing west elevation of drive through canopy

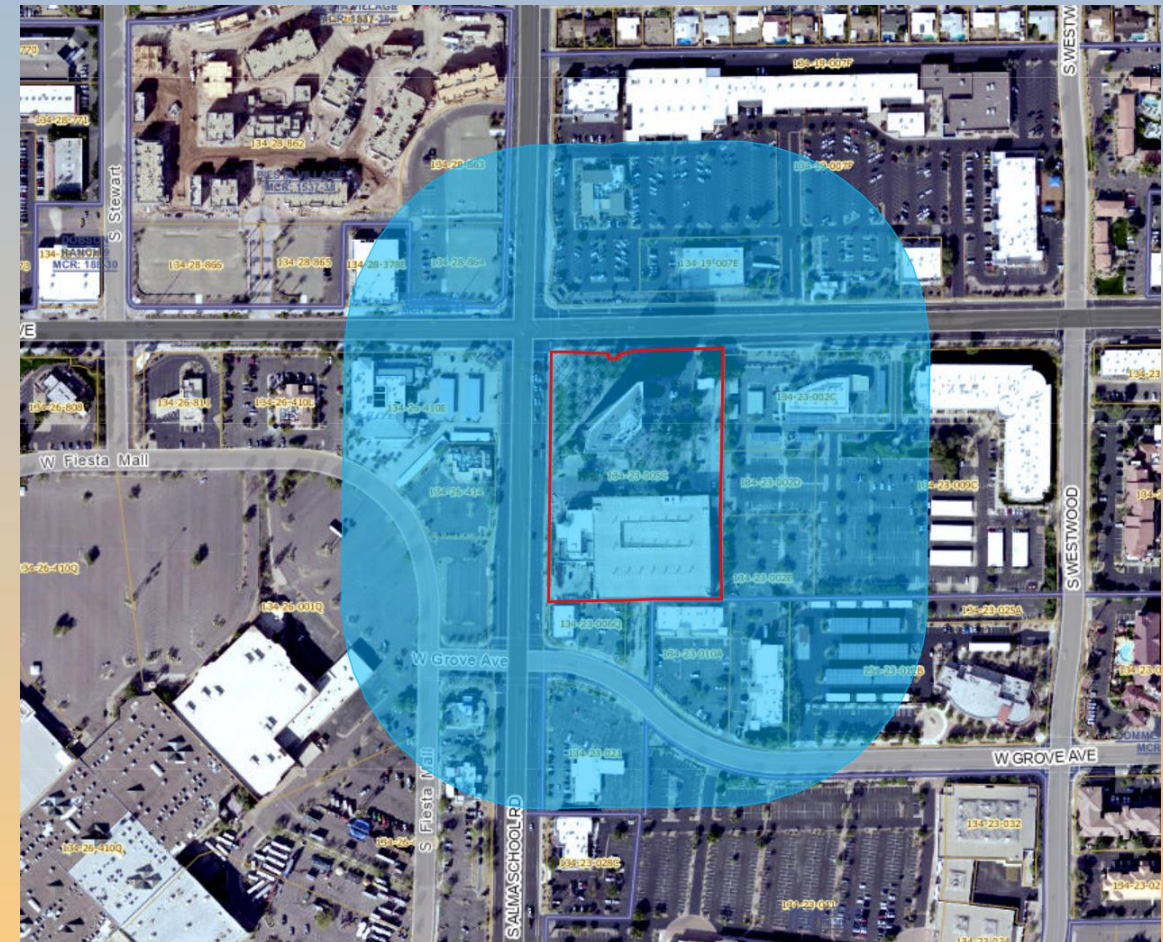


Proposed west elevation of drive through canopy



Citizen Participation

- Notified property owners within 500 feet
- Staff has not been contacted by neighbors





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) SUP 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 Mesa 2040 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

BOA22-01142