

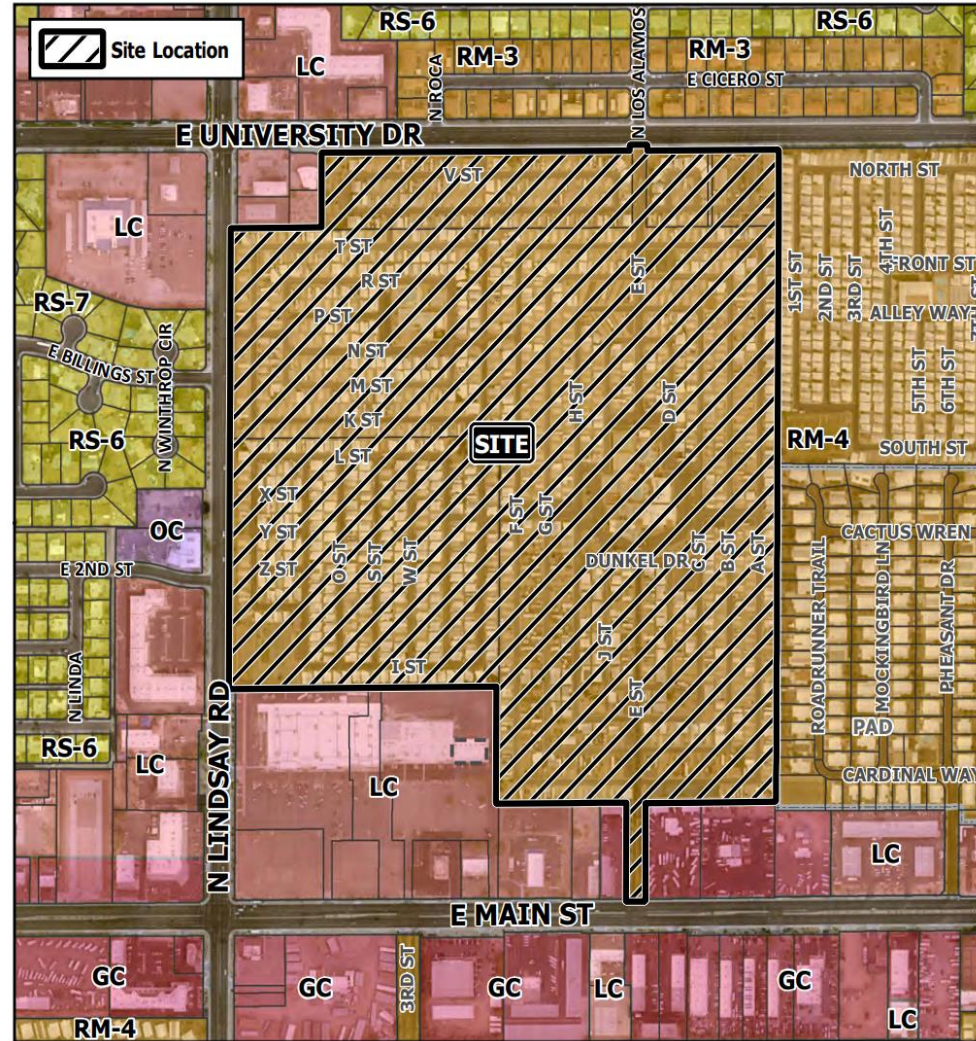


BOA21-00487

Location

- 3020 E. Main Street
- Frontage on E. Main Street, N. Lindsay Road, and E. University Drive

Board of Adjustment Vicinity Map: BOA21-00487



Case Details

Case:

BOA21-00487

Site / Address:

District 2. 3020 E. Main Street

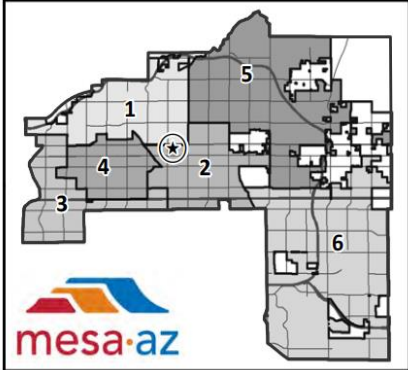
Request:

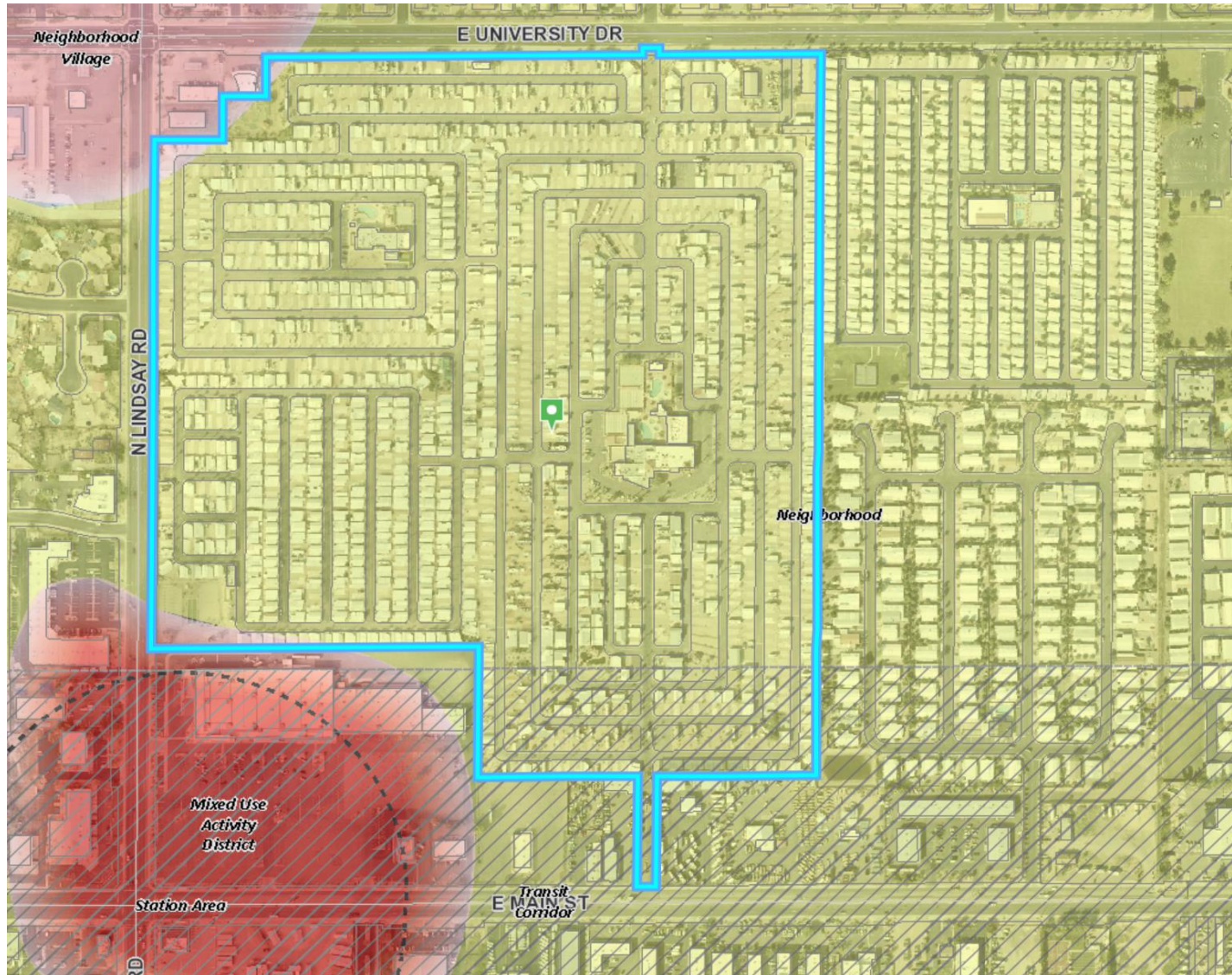
Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for new monument signage in the Multiple Residence (RM-4) District



500

Feet





General Plan

Neighborhood

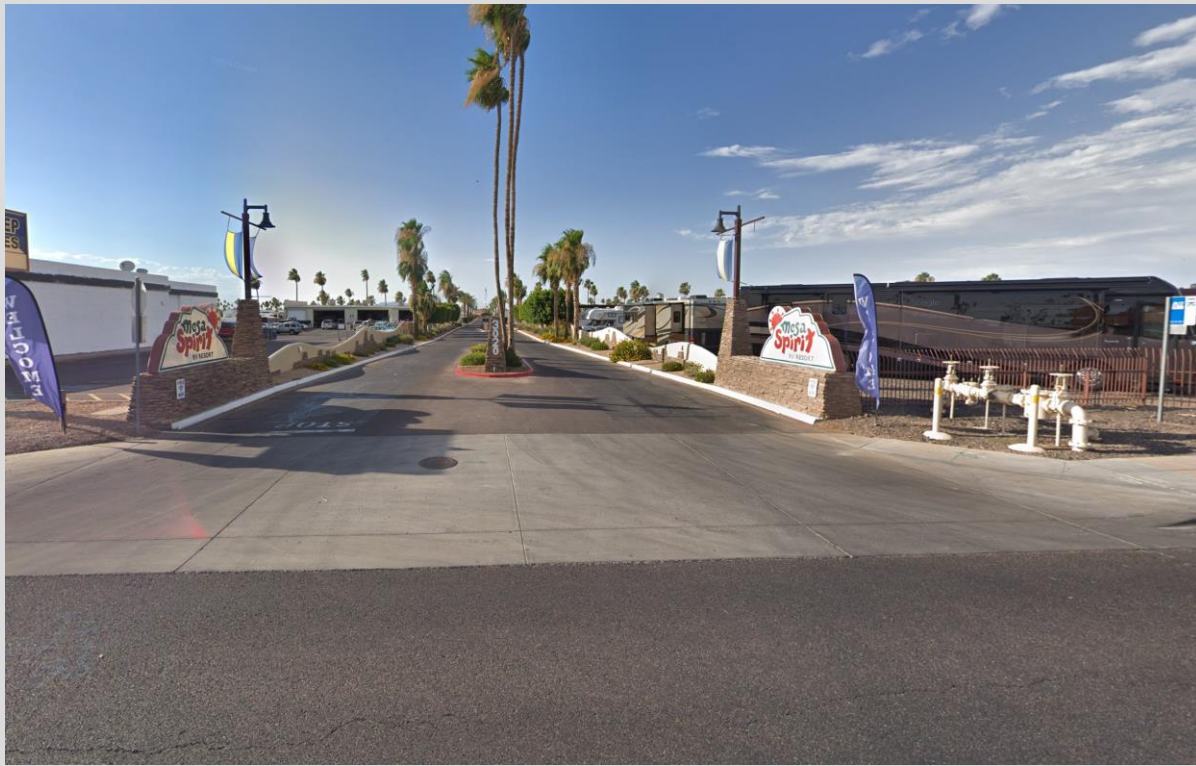
- Provide a safe place for people to live
- Contain a wide range of housing options
- The design and maintenance within this character type focuses on ensuring clean, safe, and healthy areas

Zoning

- Multiple Residence (RM-4)



Site Photos



E. Main Street looking north (primary entrance)



E. University Drive looking south

Site Photos



N. Lindsay Road (southern entrance)



N. Lindsay Road (northern entrance)

- Special Use Permit

Purpose

- To approve a Comprehensive Sign Plan (CSP) for new monument signage

Lindsay Rd (north sign)

Only the sign face will be replaced with new .077 Lexan with new logo printed on it. The cabinet and base of sign will be painted by Mesa Spirit RV Resort.

University Entrance (west sign)

Existing signage will be removed and replaced with new signage

University Entrance (east sign)

Lindsay Rd (south sign)

Main Street Entrance

West facing sign cabinet will be removed by Mesa Spirit RV Resort.

Visibility Triangle

15'-0" X 135'-0"

Existing Sign Cabinet To Be Removed

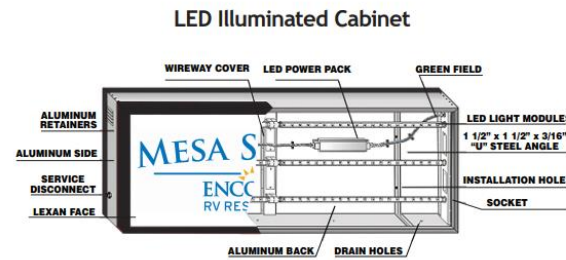
Curb Location

Proposed Signage

Visibility Triangle 15'-0" X 375'-0"

New Monument Signage

- Maximum height per MZO - 8 feet
- Maximum sign area per MZO (adjacent to E. Main Street) - 12 square feet
- Proposed signage - increase maximum allowable height to 18 feet and sign area to 24 square feet



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs

Side View of Cabinet



Attached Signs

- 2 existing freestanding signs will be replaced
- 2 existing wall signs will be replaced
- No change in sign area
- No change in sign placement

University Entrance (west sign)
To Be Replaced



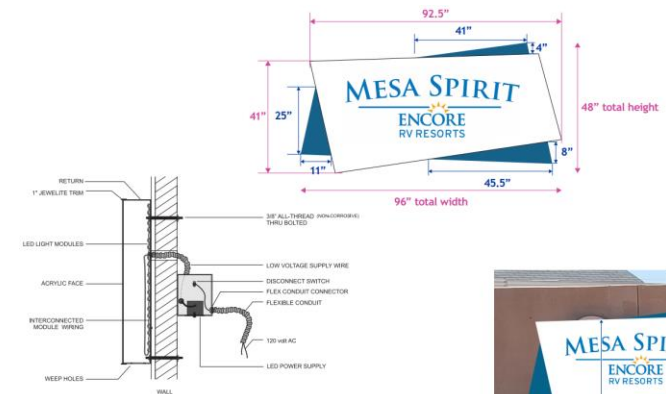
University Entrance (east sign)
To Be Replaced



Lindsay Rd (north sign)
Signage cabinet and sign base will remain, but sign face will be updated



Lindsay Rd (south sign)



5" Return
1" Black Trim Cap
3/16" Acrylic Face
3M White/Blue/Yellow Translucent Vinyl
Block out vinyl under the white opaque vinyl



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

- Request complies with the approval criteria for a CSP in Section 11-46-3(D) of the MZO
- Request complies with the approval criteria for a SUP in Section 11-70-5 of the MZO
- Request will advance the goals and objectives of the Mesa 2040 General Plan

Staff Recommendation

Approval with Conditions