

Zoning Administrator Hearing



Minutes

John S. Gendron Hearing Officer

February 15, 2011 – 1:30 p.m.

View Conference Room, 2nd Floor
55 North Center Street
Mesa, Arizona, 85201

Staff Present

Mia Lozano-Helland
Lesley Davis

Others Present

Mike Shano
Billy Binger

CASES:

Case No.: ZA11-001

Location: 1001 West Southern Ave

Subject: Requesting a Special Use Permit (SUP) to modify a Comprehensive Sign Plan in the C-2 DMP zoning district. (PLN2010-00275)

Decision: Approved with the following conditions:

- 1. Compliance with the site plan submitted, except as modified by the conditions below.*
- 2. Compliance with all conditions of ZA00-63 except as modified by this request.*
- 3. Compliance with all requirements of the Building Safety Division with regard to the issuance of a building permit for the proposed improvements.*

Summary: Mike Shano, Associated Sign Co., represented the case and summarized the request. He stated that he agreed with the staff report and had no further comments related to the report. Mr. Gendron asked questions related to the current tenants and possible future tenants.

Billy Binger, Parkway Realty Services, and provided more information regarding the tenants. Discussion ensued regarding allowable attached signage for future tenants.

Lesley Davis, provided the staff report and recommendation. Mr. Gendron approved the Special Use Permit as submitted with staff conditions.

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Finding of Fact:

- 1.1** The property is located on the southwest corner of Southern Avenue and Westwood within the Fiesta District.
- 1.2** In August of 2000 a Comprehensive Sign Plan (CSP) was approved for this project which is called Mesa Corporate Center. The CSP related to the detached signage and did not address the attached signage, which is specified to comply with the criteria established in the Zoning Ordinance. The CSP was required to accommodate the additional freestanding sign on the corner that says "Mesa Fiesta". That sign was a requirement of zoning case Z99-102, which required public artwork into a private development project degree of compliance with the zoning code.
- 1.3** Per section 11-19-6(h) of the Zoning Ordinance, attached signage shall be located on the specific occupancy identified therein and is not transferable from one occupancy to another. The Special Use Permit request deviated from that requirement and allows two tenant signs to occupy a space on the exterior of the rotunda at the center of the building. That interior floor space is not occupied by the tenant identified in these signs.
- 1.4** Mesa Corporate Center is a large multi-tenant office building with a variety of small and large tenants. Carrington College occupies more than 20,000 square feet and requested signage on the northeast elevation so that its students and potential students can easily identify the location of the college. There are two potential sign envelopes on this portion of the building, which is on a large rotunda at the immediate center of the building facing the intersection of Westwood and Southern Avenue.
- 1.5** The approved modifications to the Comprehensive Sign Plan in conjunction with the conditions of approval ensure that signs are compatible with, and not detrimental to, surrounding properties.

There being no further business to come before the Zoning Administrator, the hearing adjourned at 1:41 p.m.

The cases for this hearing were digitally recorded and are available upon request.

Respectfully submitted,

John S. Gendron
Hearing Officer

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