



Zoning Administrator Hearing **Minutes**

Mizner Conference Room
Mesa City Plaza Building, Suite 130
20 East Main Street
Mesa, Arizona, 85201

Draft

John Gendron
Hearing Officer

DATE April 1, 2008

TIME 1:30 P.M.

Staff Present

Jeff McVay
Brandice Elliott
Constance Bachman

Others Present

Bob Heer

CASES

Case No.: ZA08-008

Location: 736 North Country Club Drive

Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow redevelopment of a commercial building into a hospital in the C-2 zoning district

Decision: Case ZA08-008 has been tabled.

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Case No.: ZA08-032

Location: 1740 West Broadway Road

Subject: Requesting a modification of a Special Use Permit (SUP) for an existing comprehensive sign plan in the M-1 – CUP – PAD zoning district.

Decision: Approved with conditions.

Summary: Case ZA08-032 was approved with the following conditions:

1. Compliance with the site plan submitted except as modified by the conditions below.
2. The area of the proposed attached building sign shall not exceed one hundred fifty (150) square feet, and aggregate sign area shall not exceed two hundred ninety (290) square feet.
3. Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.

Findings:

- The applicant is requesting to modify an existing comprehensive sign plan to allow for an additional attached sign on the south building elevation of “O Premium Waters.” The previous comprehensive sign plan was established in 2006 (reference BA06-060), and allowed detached and attached signs for new commercial development within the site.
- The most recent comprehensive sign plan identified the existing “O Premium Waters” tenant as having a non-conforming attached sign, and required that the sign be brought into conformance with current Code requirements if any of the following conditions occur: 1) if the quality of the sign cannot be maintained through normal maintenance or repair; 2) if a sign permit is required; 3) if the tenant space is leased to a new tenant, or; 4) if a new Certificate of Occupancy is required for an existing tenant. The proposed modification of the existing comprehensive sign plan would remedy the nonconforming status of the existing “O Premium Waters” attached sign.
- In addition to the existing attached sign for the “O Premium Waters” tenant, there is a 14-foot high, 80 square foot detached sign that was permitted to remain on the property with the most recent comprehensive sign plan. The existing tenant utilizes one tenant panel on the sign that is approximately 20 square feet in area.
- The applicant is proposing a new attached sign for a second business in the

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building that is not a separate suite. The new business, “Esio Beverage Company,” would place a sign on the opposite side of the south building elevation that is of comparable size to the existing attached sign. The exact sign area of the proposed sign cannot be calculated using the dimensions provided by the applicant, as the negative space between letters has not been accounted for. Therefore, it is estimated that the area of the proposed sign would be approximately 150 square feet. The existing “O Premium Waters” attached sign is roughly 140 square feet. As a result, the proposed aggregate attached sign area for the tenant would be 290 square feet.

- As justification for the proposed attached sign, the applicant suggests that visibility of the business has been reduced due to the construction of new in-line tenant buildings on the site. Visibility from Broadway Road is further obstructed by the distance between the building and property line, which is 400-feet. Further, the unique condition of having two separate businesses under one tenant occupancy does not allow separate identification for each business that would be large enough to be visible from the street.
- The proposed attached sign would utilize halo-illuminated reverse pan channel letters, which are of a higher quality than pan channel letters. In addition, halo-illumination emits a subtle glow that will have minimal impact on adjacent development.
- Given the large scale of the building and the lack of visibility from Broadway Road, the proposed increase in signage is compatible with and not detrimental to surrounding properties.

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CASES

Case No.: ZA08-033

Location: 1024 West Mountain View Drive

Subject: Requesting a Special Use Permit (SUP) to allow a detached accessory living quarters in the R1-9 zoning district.

Decision: Continued to the April 8, 2008 meeting.

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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 recorded on Zoning Administrator Flash Card, then burned to CD.

Respectfully submitted,

John Gendron
Hearing Officer

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