Board of Adjustment

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Minutes

City Council Chambers, Lower Level
December 2, 2015

Board Members Present:
Trent Montague - Vice Chair
Wade Swanson
Tony Siebers
Ken Rembold
Steve Curran
Jessica Sarkissian

Board Members Absent:
Mark Freeman-(excused)

Staff Present:
Gordon Sheffield
Lisa Davis
Kaelee Wilson
Charlotte McDermott
Rebecca Gorton
Mike Gildenstern

Others Present:
Others

The study session began at 4:36 p.m. and concluded at 4:57 p.m. The Public Hearing began at 5:30 p.m. Before adjournment at 5:36 p.m., the following items were considered and recorded.

Study Session began at 4:36 p.m.

A. Discussion of items listed on the Public Hearing Agenda

Study Session adjourned at 4:57 p.m.

Public Hearing began at 5:30 p.m.

A. Consider Minutes from the November 4, 2015 Meeting -A motion was made by Boardmember Rembold and seconded by Boardmember Siebers to approve the minutes.
Vote: Passed 6-0 (Chairperson Freeman excused)

B. Consent Agenda -A motion to approve the consent agenda as read was made by Boardmember Sarkissian and seconded by Boardmember Swanson. Vote: Passed 6-0

Public Hearing adjourned at 5:36 p.m.

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Case No.: BA15-047 **TABLED**

Location: 556 West Kiva Avenue

Subject: 556 West Kiva Avenue (District 3) – Requesting Variances to: 1) reduce the number of required covered parking spaces below the minimum required; and 2) allow required parking spaces to encroach into a required front yard. Both variances relate to an existing single residence in the RS-6 zoning district. (PLN2015-00393)

Decision: Tabled

Summary: This item was on the consent agenda and not discussed on an individual basis.

Motion: It was moved by Boardmember Sarkissian seconded by Boardmember Swanson to table Case BA15-047

Vote: Passed (6-0)

Case No.: BA15-049 **(PART 2)** **APPROVED WITH CONDITIONS**

Location: 254 West Broadway Road

Subject: Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the DB-2 zoning district. (PLN2015-00410)

Decision: Approved with Conditions

Summary: This item was on the consent agenda and not discussed on an individual basis.

Motion: It was moved by Boardmember Sarkissian seconded by Boardmember Swanson to approve case BA15-049 with the following conditions:

1. *Compliance with the narrative and site plan submitted, except as may be modified by the conditions listed below;*
2. ***Review and approval of an Administrative Design Review application for the materials and colors used in the remodeling of the building.***
3. ***Review, approval of a building permit application, and compliance with all requirements and conditions related to the issuance of that building permit.***
4. ***Allowance of the Sunkist Grower's Cooperative attached sign in its existing condition, without increase in size or change to materials or illumination, and maintenance of this painted attached sign with due regard to its historic character and message. The sign shall not be considered as part of the allowed attached signage area and/or number for this project.***

Vote: Passed (6-0)

The Board's decision is based upon the following Findings of Fact:

A. The Sunkist Grower's Cooperative was an organization of Mesa and East Valley citrus growers. It was a cooperative venture to benefit the growers by sorting and packing fruit raised locally. Citrus, one of the 5 "C's" taught to Arizona K-12 Students to summarize the State's early economy, was an important local crop, and the source of value for many of the local farms in this area.
B. This building is no longer being used for as a packing plant for local fruit growers, and is being re-purposed into an auto parts manufacturing business.
C. Allowing the sign to remain, as it presently exists, will help acknowledge the historic importance of the citrus industry to the development of Mesa and the East Valley.
D. Allowing this sign to remain will aid community awareness of the historic identity of this place, and resist 'losing' the local economic importance of this facility to time.
E. The limits recommended by Condition 4 relate to maintaining the historic character and awareness of this sign and building to the local economy. Any changes to the sign's message or materials away from this historic message or character will functionally change the sign back to a commercial purpose.

Case No.: BA15-053 **APPROVED WITH CONDITIONS**

Location: 1420 West Southern Avenue

Subject: Requesting: 1) a Special Use Permit (SUP) to modify a Comprehensive Sign Plan; and 2) a Special Use Permit (SUP) to allow an Electronic Message Display to change more frequently than once per hour, all in the LC zoning district.

Decision: Approved with Conditions

Summary: This item was on the consent agenda and not discussed on an individual basis.

Motion: It was moved by Boardmember Sarkissian seconded by Boardmember Swanson to approve Case BA15-053 with the following conditions:

1. *Compliance with the site plan, sign plan and narrative submitted except as modified by the conditions below.*
2. *Compliance with the proposed sign area maximums listed in the table in the body of this staff report.*
3. *The sign design shall comply with the Fiesta District Design Guidelines. This condition limits the materials, architectural design, illumination, frequency of change for the electronic message panel, and overall sign structure. It does not limit colors or verbiage used convey the sign message within that portion of the sign defined as 'sign area'.*
4. *The detached sign shall not exceed 8-feet in height, with the starting point of the measurement ("0" point) being the height of the adjacent street curb, nor exceed a sign area of 51.82 square feet.*
5. *Compliance with all requirements of the Development Services with regard to the issuance of a sign permit.*
6. *Once the sign permit for this additional detached sign is issued, any sign permit issued in the future will require the removal of the existing 25-ft high non-conforming sign.*
7. *The electronic message sign shall comply with all illumination intensity levels listed in Section 11-41-8-D-18c.*

Vote: Passed (6-0)

The Board's decision is based upon the following Findings of Fact:

A. The requested Comprehensive Sign Plan (CSP) allows for additional sign height along Southern Avenue.
B. The requested CSP allows for the placement of a new monument sign without the removal of the legal non-conforming sign.
C. Additional sign height is justified by no detaches signs along Stewart and one along Longmore.
D. The detached sign is 51.82 s.f. in area at 8' in height with additional Fiesta District embellishment.

E. The sign complies with the Fiesta District guidelines and contributing to the overall rebranding of the Fiesta District.
F. The proposed sign, with the recommended conditions, would be compatible with and not detrimental to the surrounding neighborhood.
G. The building orientation is unique in that the tenant suites face the parking lot, and are perpendicular, not parallel to the street; thus creating minimal sign visibility from the road without a detached sign.

Case No.: BA15-054 **APPROVED WITH CONDITIONS**

Location: 5533 South Sossaman Road

Subject: Requesting a Special Use Permit (SUP) to modify a Comprehensive Sign Plan in the LI-PAD zoning district. (PLN2015-00480)

Decision: Approved with Conditions

Summary: This item was on the consent agenda and was not discussed on an individual basis.

Motion: It was moved by Boardmember Sarkissian seconded by Boardmember Swanson to approve case BA15-054 with the following conditions:

1. *Compliance with sign plan submitted and previously approved Comprehensive Sign Plan BA08-064 except as modified by the conditions listed below.*
2. *Compliance with all requirements of the Building Safety Division in the issuance of sign permits.*

Vote: Passed (6-0)

The Board's decision is based upon the following Findings of Fact:

A. The requested Special Use Permit (SUP) would allow a modification to the existing Comprehensive Sign Plan (CSP) for the Textron Aviation Service Center.
B. The site is over 12 over acres in size and is located on the Phoenix-Mesa Gateway airport. The site is adjacent to the runway and has both a street side and an air side. Both street side and air side require signage for wayfinding.
C. On the street side of the building (northwest and southwest elevations), the airport CSP would permit multiple attached signs with an aggregate sign area of 160 square feet. On the air side of the building, the airport CSP would permit multiple attached signs with an aggregate sign area of 400 square feet.
D. The proposed CSP would permit a total of 4 attached signs with an aggregate sign area of 443.28 SF an increase of 112.88 SF from the originally approved 330.4 SF on the street side of the building and four attached signs with an aggregate sign area of 1,394.83 an increase of 66.68 SF from 1,328.15 SF on the air sides of the building.
E. The existing building is primarily a metal finish hangar building to accommodate the airport service use.
F. The tri-logo sign was created to properly represent all the brands serviced in the facility.

G. Building elevations have been provided that show the signage is in proportion to the scale of the building. The building is 295' wide and 40' tall and totals 98,000 SF. The placement of attached signs helps to break-up the elevation and provide more visual interest.
H. As justification for the request the applicant has noted: 1) the importance of maintaining the corporate identification, which is internationally known to customers; 2) the proposed signage is proportional to the building size and architecture.
I. The applicant has provided a copy of the Phoenix-Mesa Gateway Design Review approval.
J. Standard Sign Ordinance maximums are often not sufficient to address the unique development that occurs within airports. The applicant has proposed a sign package that addresses this unique development, while maintaining a proportion and scale with the building. The proposed sign package, including the recommended conditions of approval will be compatible with and not detrimental to surrounding development.
K. This facility presents unique challenges because it is specifically intended to attract out-of-town clients for the purposes of having the client's aircraft serviced and maintained. With the high degree of out-of-town guest, providing allowances for the full range of brands serviced at this facility helps communicate and aids in wayfinding, directing those clients to this site.

Case No.: BA15-055 **APPROVED WITH CONDITIONS**

Location: 825 West University Drive

Subject: Requesting a Special Use Permit (SUP) to modify a Comprehensive Sign Plan in the LC zoning district. (PLN2015-00498)

Decision: Approval with Conditions

Summary: This item was on the consent agenda and was not discussed on an individual basis.

Motion: It was moved by Boardmember Sarkissian seconded by Boardmember Swanson to approve case BA15-055 with the following conditions:

1. *Compliance with the Comprehensive Sign Plan submitted.*
2. *Attached signage for Planet Fitness, Retail #1 and Retail #2 shall be limited to 48" in height provided there is a minimum 72" vertically high sign band.*
3. *The attached signage size and length shall comply with the previous CSP (BA85-041) that requires that the sign size shall not exceed 1 ¾ square feet and 80 percent respectively per front foot of building occupancy.*
4. *Compliance with all requirements of the Development Services Division.*

Vote: Passed (6-0)

The Board's decision is based upon the following Findings of Fact:

A. The proposed CSP limited attached sign letter height to 24" of the tenant space was under 25,000 square feet to ensure proportionality to the façade in which the sign is being placed;
B. The three tenant spaces will occupy an old Fry's retail space that has a large façade that could accommodate the proposed letter height of 48" and still be proportional to the building;
C. The scale and placement of the attached signs is proportional and works well with the overall architectural design of the building. The product is of superior design and requires specific sign criteria tailored to the meet the needs of the development;
D. The sign area and number of signs shall comply with the original CSP that limits the sign area and percentage of occupancy that the sign shall cover.
E. The proposed modifications are compatible with the shopping center and will not be detrimental to the surrounding neighborhood.

OTHER BUSINESS:

None

ITEMS FROM CITIZENS PRESENT

None

Respectfully submitted,

Gordon Sheffield, AICP CNU-a
Zoning Administrator