



**PLANNING DIVISION
STAFF REPORT**

Board of Adjustment

September 2, 2020

CASE No.: BOA19-00979	CASE NAME: Reserve at Red Rock CSP
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Property Owner:	City of Mesa
Applicant's Name:	Sean Lake, Pew and Lake P.L.C
Location of Request:	Within the 5600 to 6000 blocks of East Thomas Road (north side) and within the 3600 to 4000 blocks of North Recker Road (west side). Located north of Thomas Road and west of Recker Road.
Parcel Nos:	141-39-001M, 141-39-001N and 141-39-001P
Nature of Request:	Special Use Permit (SUP) to allow for a Comprehensive Sign Plan (CSP)
Zone District:	Single Residence 6 (RS-6) and Single Residence 7 (RS-7) with a Planned Area Development (PAD) Overlay
Council District:	5
Site Size:	109.8 ± acres
Existing Use:	Vacant
Hearing Date(s):	September 2, 2020 / 5:30 p.m.
Staff Planner:	Evan Balmer, AICP
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **February 22, 1983**, the property was annexed into the City of Mesa (Ord. #1682).

On **May 2, 1983**, the property was zoned Light Industrial (M-1) as part of the Red Mountain Ranch Development Master Plan (Case# Z83-034).

On **July 2, 2001**, the City Council approved to rezone the property from Light Industrial (M-1) to Public and Semi-Public (PS). The property was zoned Public and Semi Public (PF) to reserve the property for a future park site (Case# Z01-028).

On **June 15, 2020**, the City Council approved a minor General Plan amendment from Parks and Open Space to Neighborhoods and also approved a rezoning from Public and Semi-Public (PS) to Single Residence 6 with a Planned Area Development Overlay (RS-6-PAD) and Single Residence 7 with a Planned Area Development Overlay (RS-7-PAD) to allow the development of the Reserve at Red Rock residential subdivision (Case# ZON19-00954 and Case# ZON19-00806).

PROJECT DESCRIPTION

Background:

The proposed Comprehensive Sign Plan (CSP) is to allow for three subdivision entry signs for the Reserve at Red Rock subdivision. Per Section 11-43-10(A) of the Mesa Zoning Ordinance (MZO), a subdivision may place signs at two of the subdivision entrances. The signs at each entrance are limited to either two wall-mounted signs (one placed on both sides of a subdivision entry) or one monument sign at one side of each entry. Each subdivision entrance sign is limited to a maximum of 20 square feet of sign area.

The Reserve at Red Rock subdivision will have two access points, one access onto Thomas Road and the other on Recker Road. The proposed CSP would allow for three monument signs, two to be placed at the subdivision's entryways and another placed at the intersection of Thomas Road and Recker Road. The monument sign located at the intersection of Thomas and Recker Roads would be 60 square feet and 15 feet tall and serve as the primary sign on the property. The two subdivision entry signs are proposed to be 44.15 square feet in area and six feet tall and would be placed in the median of the private street leading to those entrances.

The proposed signs are designed in a manner that complements the natural terrain of the site and feature landscape elements that enhance the sign design. The CSP proposes accent uplighting of the monument signs in addition to halo and downcast lighting that is allowed per the MZO. The uplighting would be low voltage and fully shielded and not illuminate beyond the sign, monument or associated wall structure.

Table 1 below compares the MZO sign code requirements of Sections 11-43-2 and 11-43-3 to the applicant's proposed CSP standards:

Table 1

MZO Standard	Required Standard	Proposed Standard
Number of Signs (MZO 11-43-10-A-1)	No more than 2 entries to a subdivision can display a sign	No more than 2 entries to a subdivision can display a sign and an additional community monument sign will be located at the intersection of Thomas Road and Recker Road
Area of Signs (MZO 11-43-10-A-2)	20 square feet	60 square feet

Source of Illumination (MZO 11-43-10-B)	Subdivision entry signs may only utilize indirect lighting, such as halo illumination, or downcast exterior illumination in compliance with Section 4-1-4 of the Mesa City Code. Upcast exterior illumination and interior illumination through a translucent panel are prohibited.	Halo, downcast or fully shielded accent uplights in compliance with the City of Mesa lighting and electric code (Mesa City Code Section 4-4)
Height of Signs (MZO 11-43-3-A)	4 feet	15 feet
Horizontal to Vertical Ratio (MZO 11-43-2-C-2)	2:1	7:1

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan character area designation for the property is Neighborhood. Per Chapter 7 of the General Plan, the Neighborhood character area designation allows for a wide range of housing options that provide safe places for people to live and enjoy their community.

Chapter 4 of the General Plan speaks to the importance of creating and maintaining a variety of great neighborhoods. One of the strategies for doing so is providing neighborhood character and personality. Providing unique signage is one element that can bring identity and recognition to a neighborhood. The City's Quality Development Design Guidelines further support the use of residential entryway features and signage to create a sense of place. The proposed Comprehensive Sign Plan will contribute to a prominent subdivision entryway design providing identity and a unique sense of place.

Site Characteristics:

The site is located north of Thomas Road and west of Recker Road. The site includes a number of physical constraints to development such as a number of topographical challenges and grade changes and a large wash that bisects the site. In addition to the challenges present on the site, the property also offers magnificent views of Red Mountain and the natural desert environment. The applicant has included design elements including weathered steel, concrete and slump block that blend with natural environment of the site.

Surrounding Zoning Designations and Existing Use Activity:

Northwest RS-90 Vacant	North PS Vacant	Northeast (Across Recker Road) RS-7-PAD and RS-9-PAD Existing Single Residences
West	Subject Property	East

LI and RS-90 Developed industrial uses	RS-6-PAD and RS-7-PAD	LI Existing Red Mountain Ranch Open Space
Southwest PS Existing SRP irrigation facility	South (Across Thomas Road) PEP-PAD and RS-90 Vacant	Southeast (Across Recker Road) RS-6-PAD and RS-7-PAD Existing Single Residences

Mesa Zoning Ordinance Requirements and Regulations:

Per Section 11-46-3(D) of the City of Mesa Zoning Ordinance, the Board of Adjustment shall find the following criteria are met for approval of a CSP:

1. The development site contains unique or unusual physical conditions, such as topography, proportion, size, or relation to a public street that would limit or restrict normal sign visibility; or

There are several unique physical conditions at the development site. The site includes a number of grade changes and topographical constraints. In addition, there is a large wash that bisects the property at an irregular angle.

The proposal meets this criteria.

2. The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest, or other distinguishing features that represent a clear variation from conventional development; or

The development exhibits unique characteristics of architectural style and site design that distinguish it from conventional development. The site was designed to feature the views of Red Mountain that are unique to this property. The entrances to the site are oriented to feature the views of Red Mountain and the subdivision was designed around the physical constraints of the site, resulting in a distinctive development.

The proposal meets this criteria.

3. The proposed signage incorporates special design features such as lighting, materials and craftsmanship, murals, or statuary that reinforce or are integrated with the building architecture.

The subdivision monument signs incorporate materials such as weathered steel and board form concrete that complement the natural environment. The areas around the signage includes additional landscape features and the community monument sign at the corner of Thomas Road and Recker Road also features an angled slump block accent wall.

The proposal meets this criteria.

Per Section 11-70-5(E) of the City of Mesa Zoning Ordinance, the Board of Adjustment shall also find the following criteria are met for approval of a SUP:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

The site is located in the Neighborhood character area of the Mesa 2040 General Plan. Approval of the CSP will allow for the creation of entryway features that are consistent with the natural environment and provide the neighborhood with a unique identity and a sense of place.

The proposal meets this criteria.

2. The location, size, design, and operating characteristics of the proposed project 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;

The residential use conforms to the land use regulations of the RS-6-PAD and RS-7-PAD districts and the General Plan character area designation. The proposed CSP is consistent with the location, size, design and operating characteristics of the property.

The proposal meets this criteria.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and

The proposed request will not be injurious or detrimental to the surrounding properties. The design theme of the subdivision monument signs is tribute to the horse ranch that was well-known and embraced by the community.

The proposal meets this criteria.

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

The proposed project is served by existing City of Mesa utilities and public infrastructure.

The proposal meets this criteria.

Findings

- A. The aesthetic character of the monument signs is intended to complement the natural environment of the subject site.
- B. The sign criteria within the proposed CSP will enhance the development of the property and its sense of place.
- C. The proposed CSP conforms to the criteria outlined in Section 11-46-3(D) of the MZO for approval of a CSP.
- D. The proposed CSP conforms to the criteria outlined in Section 11-70-5(E) of the MZO for approval of a SUP.
- E. The request is consistent with the goals of the General Plan, the use complies with the RS-6-PAD and RS-7-PAD zoning districts, the CSP will not be injurious or detrimental to adjacent or surrounding properties and there are adequate public services to support the use of the site as a residential subdivision.

Neighborhood Participation Plan and Public Comments:

The applicant sent required notification letters to all property owners within 500 feet of the site. As of writing this report, staff has not been contacted by any residents or property owners to express support or opposition.

Staff Recommendation:

Based on the application received and the preceding analysis, staff finds that the proposed CSP conforms to the review criteria for Comprehensive Sign Plans outlined in Section 11-46-3 of the MZO as well as the review criteria for a Special Use Permit outlined in Section 11-70-5 of the MZO; and therefore, recommends approval with the following conditions:

Conditions of Approval:

- 1. Compliance with the site plan and sign plan details.
- 2. Compliance with all requirements of the Development Services Department in the issuance of sign permits.

Exhibits:

Exhibit 1-Vicinity Map

Exhibit 2-Staff Report

Exhibit 3-Justification Compatibility Statement

Exhibit 4-Comprehensive Sign Plan

Exhibit 5-Site Plan