

# Board of Adjustment



## **BOA25-00072** Crown 824288 Grace Church

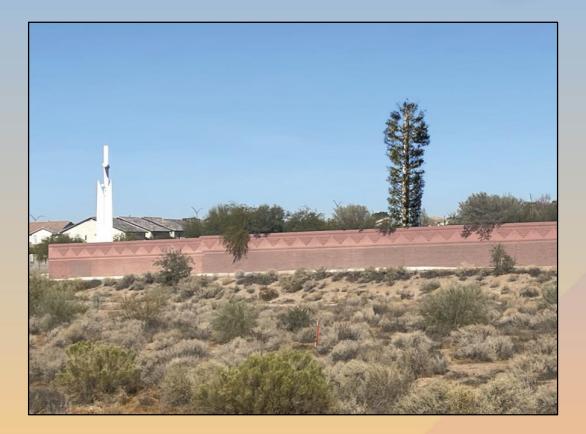
Sergio Solis, Planner I

April 2, 2025



### Request

• Special Use Permit (SUP) to exceed the height limit in the Single Residence-43 District.





### Location

- South of East Brown Road
- East of 202 Red Mountain FWY
- West of North Ellsworth Road

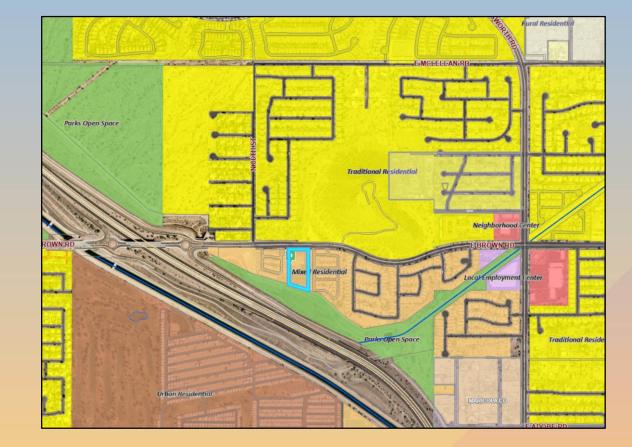




### **General Plan**

Mixed-Residential Place Type

- Single-family residential is a principal land use
- Within the Desert Uplands Planning Sub-Area Plan





### Zoning

- Single Residence-43 (RS-43)
- WCFs are permitted within the RS-43 District in compliance with MZO Section 11-35-5









Looking north from 202 Red Mountain FWY

Looking south from Brown Road



#### **Site Photos**



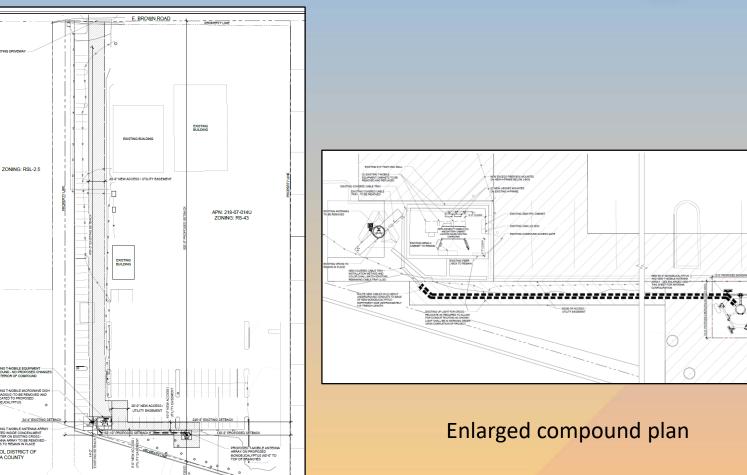
Looking south from Brown Road



### Site Plan

ROL DISTRICT

- Access via a new 20-foot-• wide access and utility easement
- Located 75-feet east of the • existing mono-cross tower
- Existing mono-cross • equipment will be removed and decommissioned
- Proposed Setbacks: •
  - East: 130'-2"
  - West: 152'-10"
  - South: 33'-0"
  - North: 520'-0"

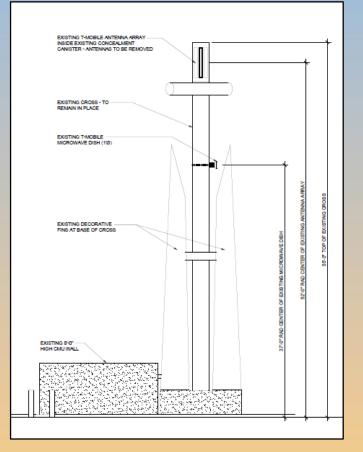




PROPOSED MONOEUCALYPTUS (60' OVERALL HEIGHT)

ALL PROPOSED CABLES SHALL E ROUTED INSIDE PROPOSED MONOEUCALYPTUS

#### Elevations



Existing mono-cross tower and equipment enclosure

**Proposed Tower Elevation** 

PROPOSED RADIO HEADS, (2) RADIO HEAD PER SECTOR, (3) SECTORS, (6) TOTAL RADIO HEADS

PROPOSED ANTENNA MOUNT ON PROPOSED MONOPALM





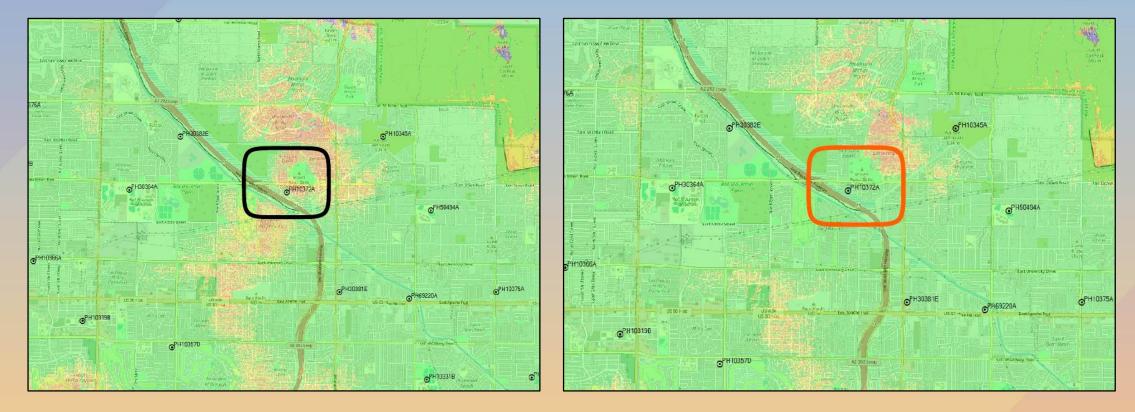








### **Coverage Map**



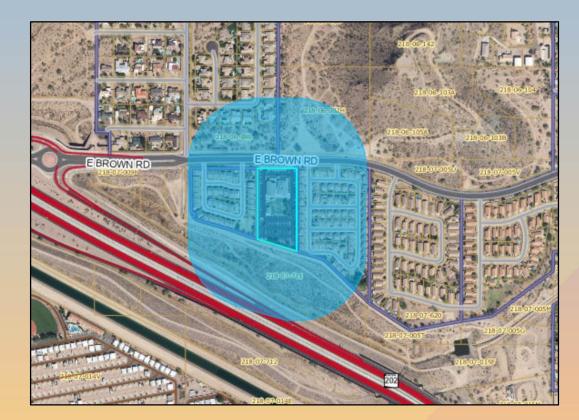
Existing coverage map

Proposed coverage map



## **Citizen Participation**

- Notified property owners within 500-feet of site.
- Staff did not receive any feedback.





## **Approval Criteria**

#### Section 11-70-5.E SUP Criteria

- Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- 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;
- Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- Adequate public services, public facilities and public infrastructure are available.



### Findings

- ✓ Complies with the Mesa 2040 General Plan
- Meets the SUP findings of Section 11-70-5.E of the MZO
- ✓ Complies with Section 11-35-6E for Approval of a WCF

#### Staff recommends Approval with Conditions



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