



Board of Adjustment



BOA25-00072

Crown 824288 Grace Church



Request

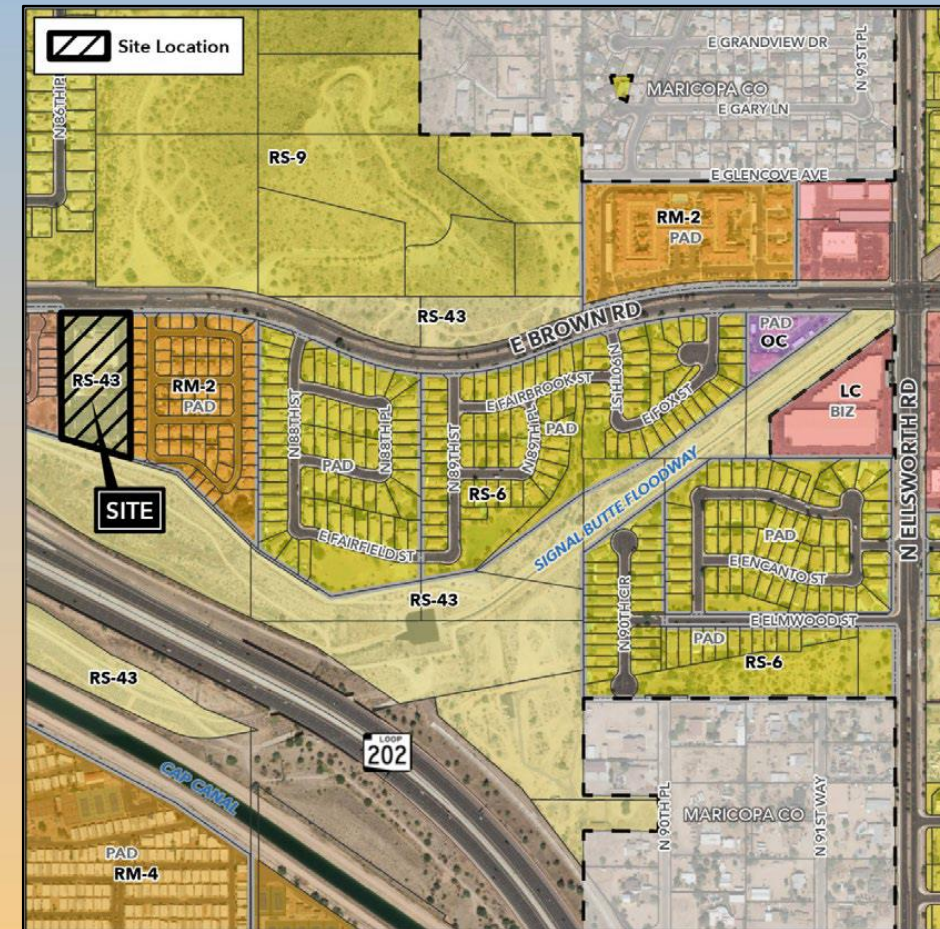
- Special Use Permit (SUP) to exceed the height limit in the Single Residence-43 District.





Location

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

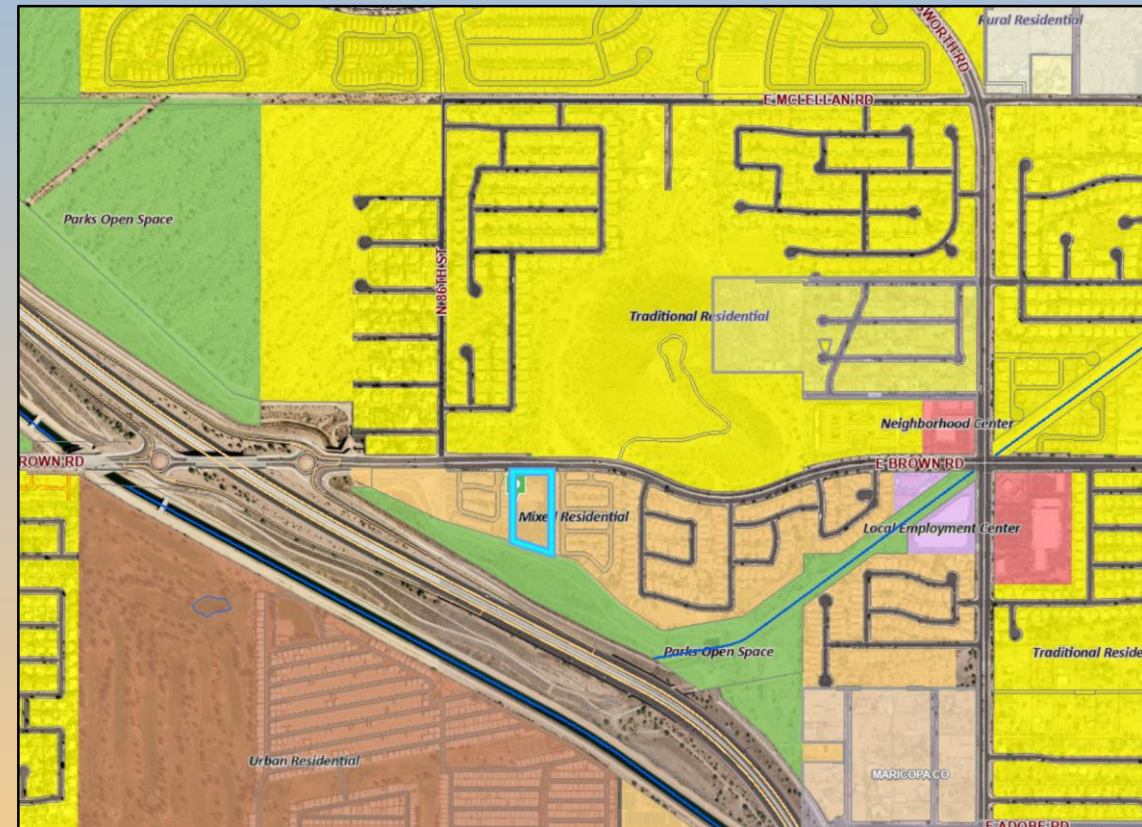




General Plan

Mixed-Residential Place Type

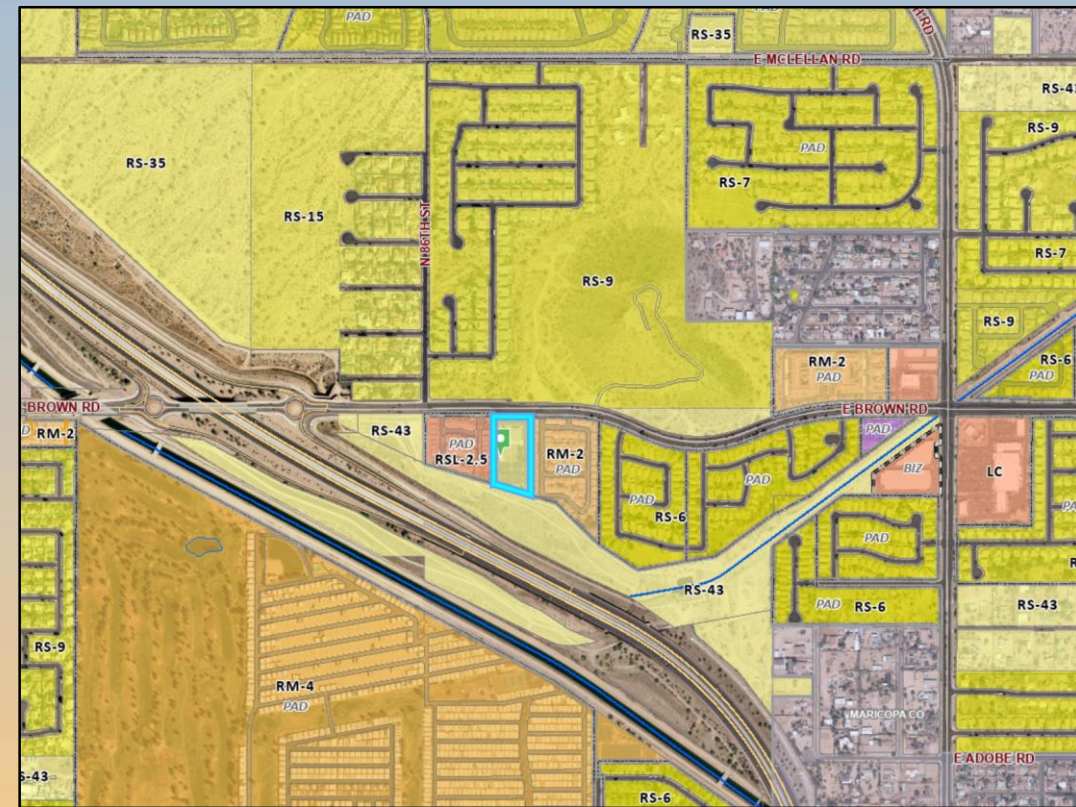
- Single-family residential is a principal land use
- Within the Desert Uplands Planning Sub-Area Plan





Zoning

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





Site Photos



Looking north from 202 Red Mountain Fwy



Looking south from Brown Road



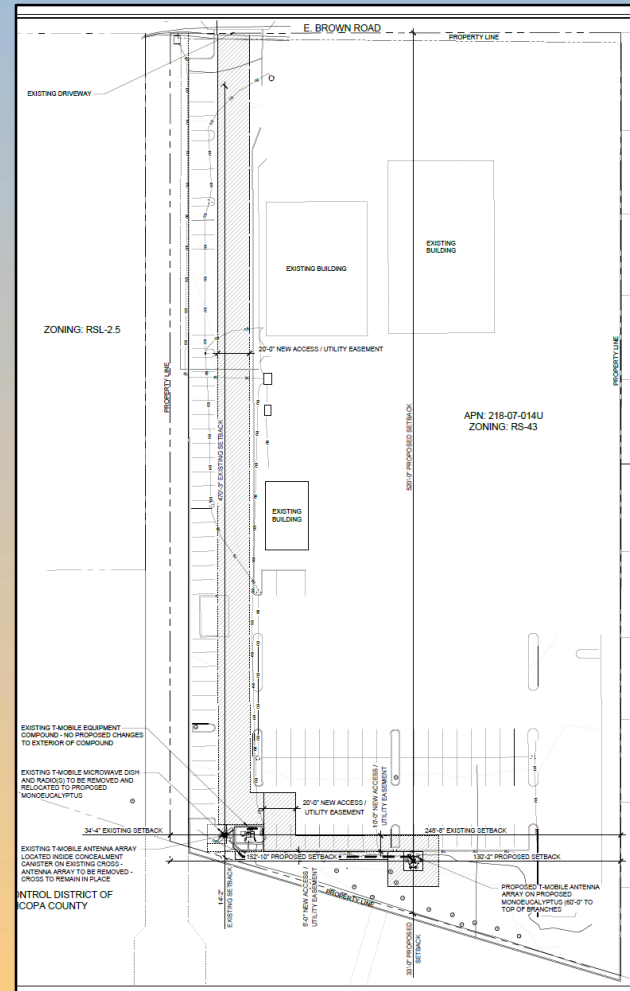
Site Photos



Looking south from Brown Road



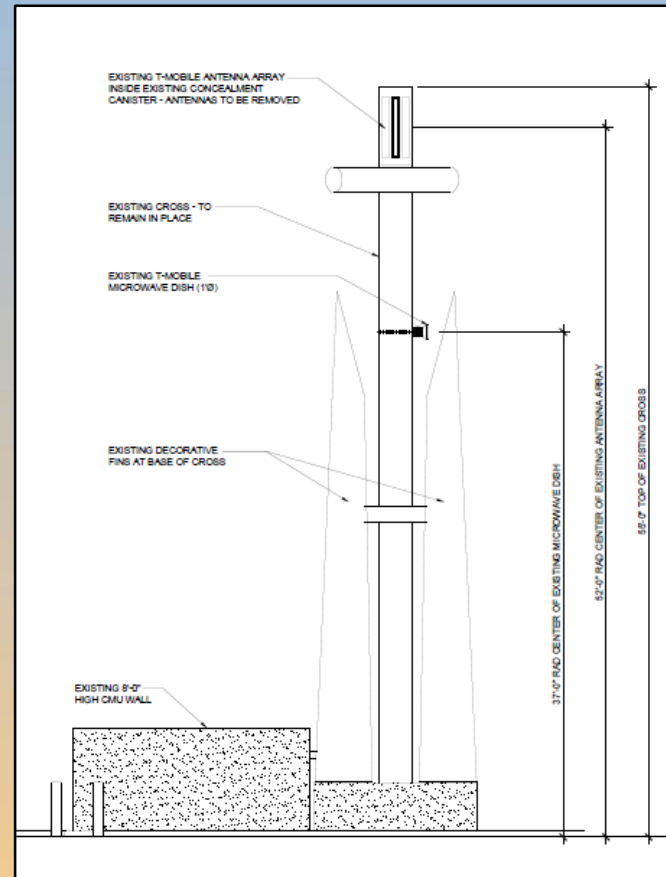
Site Plan



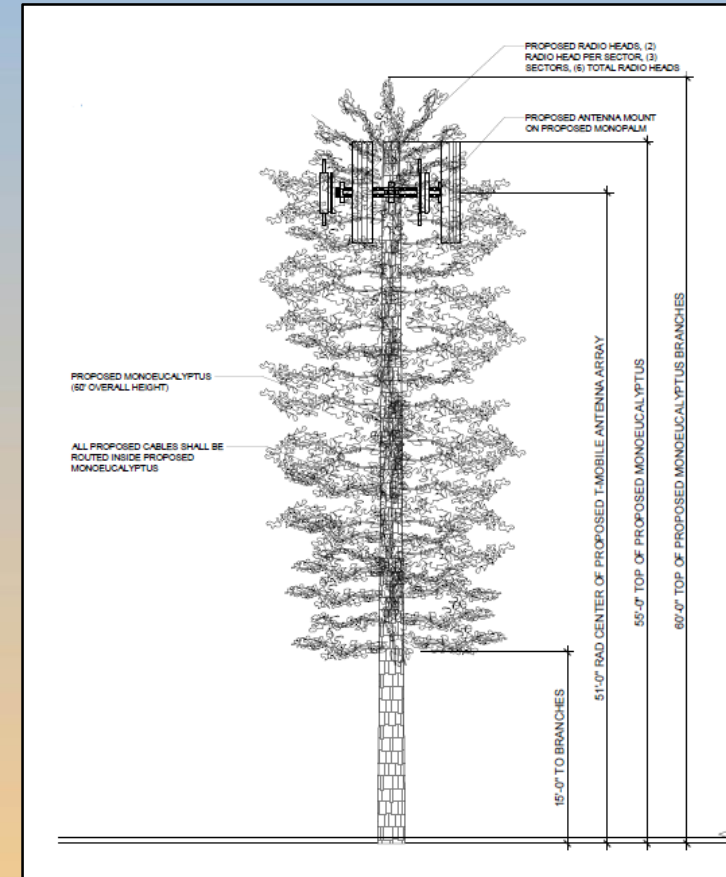
Enlarged compound plan



Elevations



Existing mono-cross tower and
equipment enclosure



Proposed Tower Elevation



Renderings



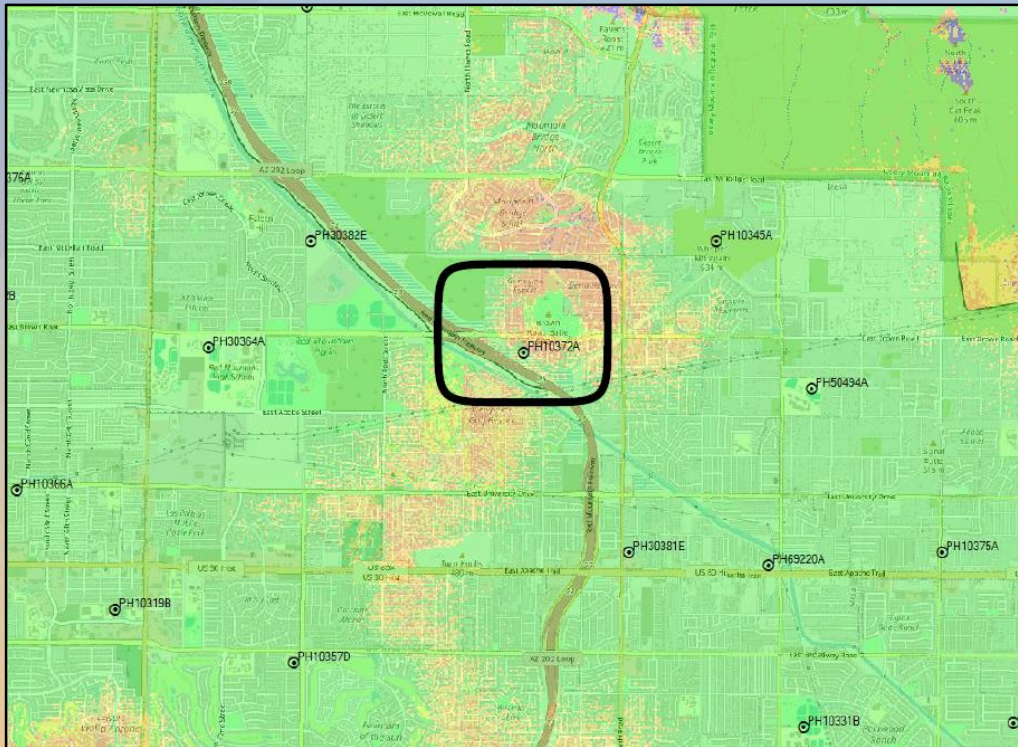
Existing



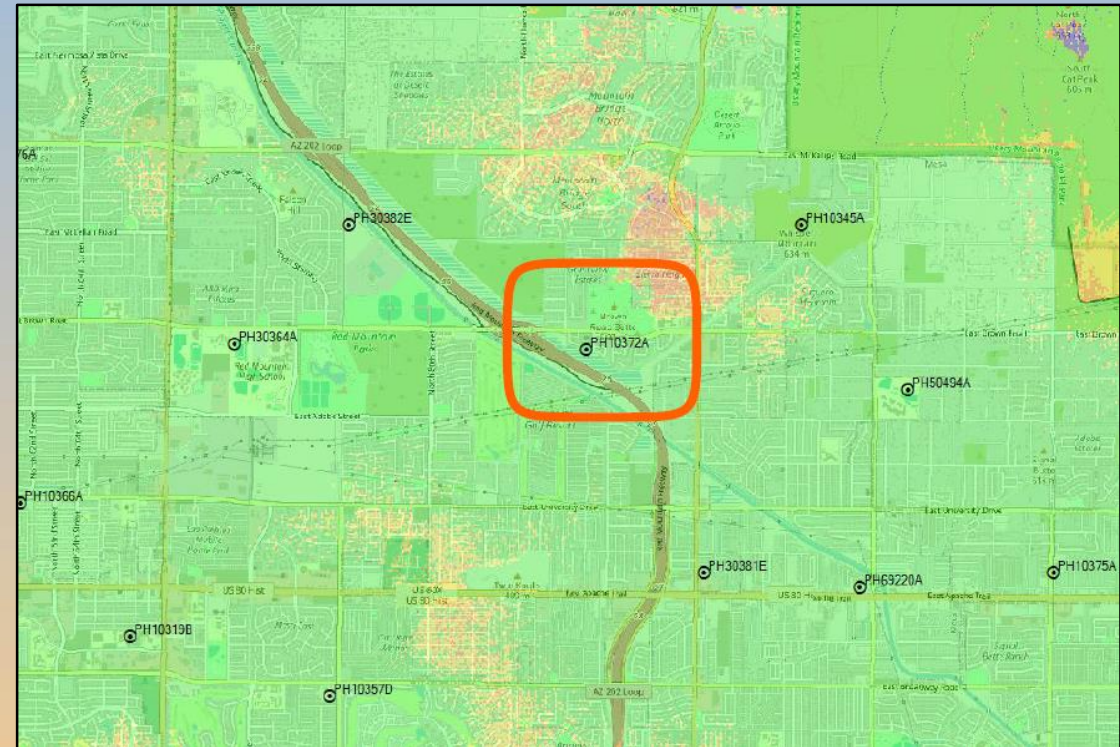
Proposed



Coverage Map



Existing coverage map

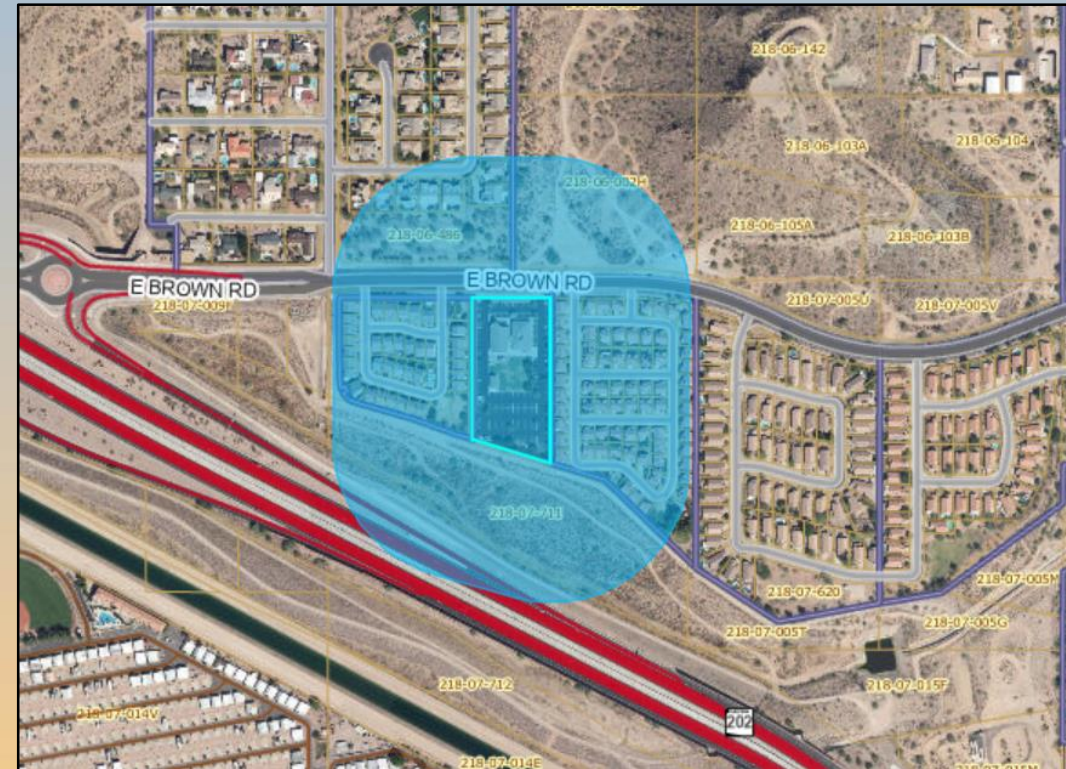


Proposed coverage map



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



Board of Adjustment