

City of Mesa

Board of Adjustment

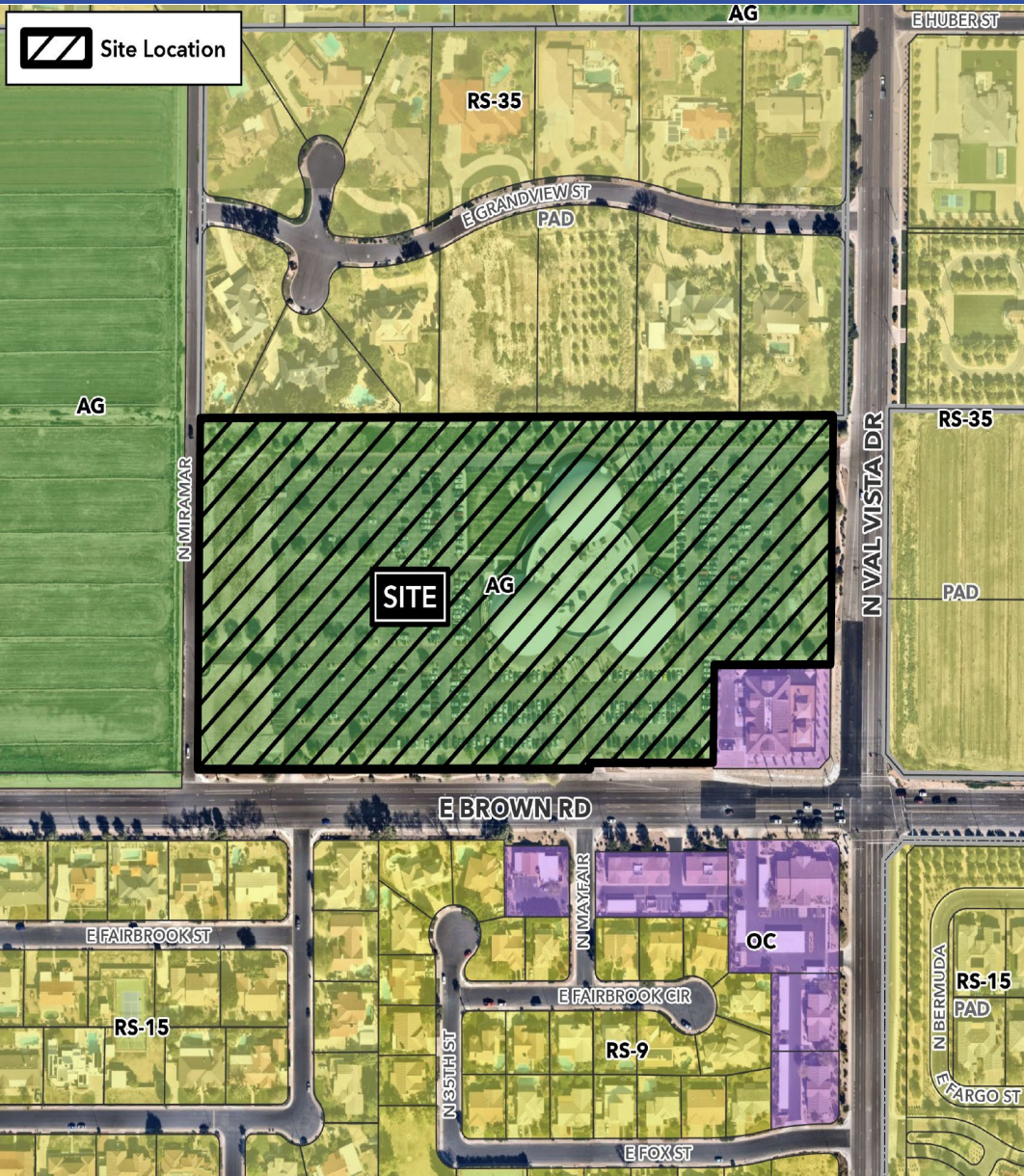
BOA26-00157
Living Word Church CSP

Emily Johnson



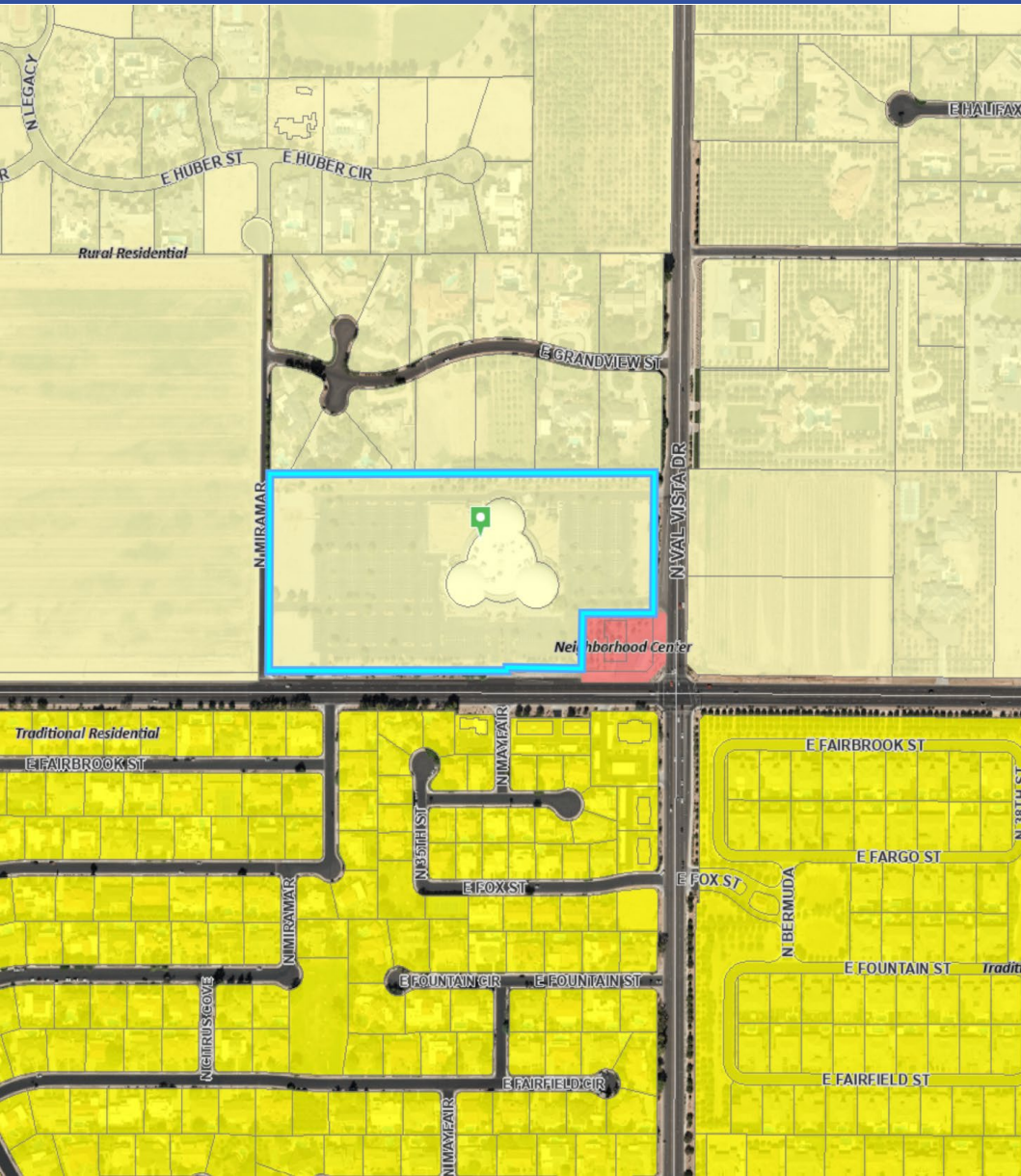
Request

- Special Use Permit (SUP) for a Comprehensive Sign Plan(CSP)



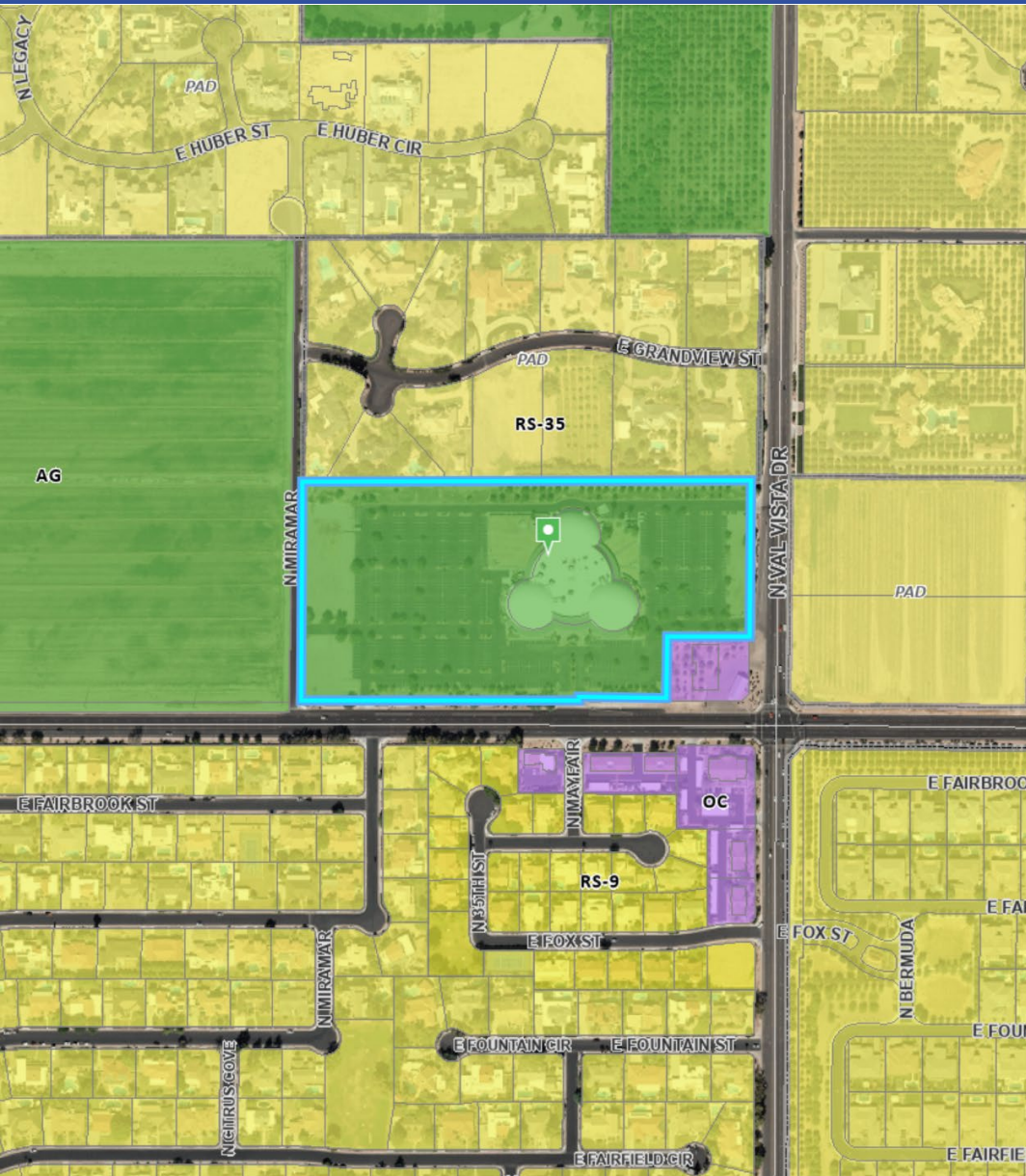
Location

- 3520 East Brown Road
- 15.7± parcel
- North of Brown Road
- West of Val Vista Drive



General Plan

- Rural Residential Placetype
- Sustain Growth Strategy
- Public/Semi-Public is a principal land use



Zoning

- Zoned Agricultural (AG)
- Places of Worship are permitted



Site Photos



Looking east on Brown Rd towards the site



Site Photos

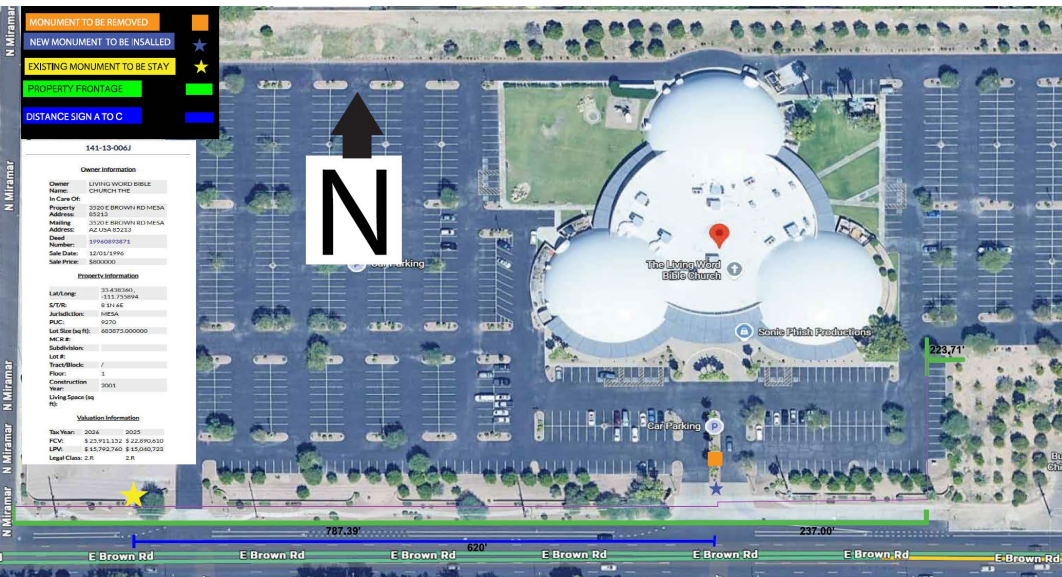


Looking west on Brown Rd towards the site



Sign Plan

- Exceed allowable signage along a street front, 1 permitted
- 2 detached signs proposed
- Exceed the maximum square footage of 32 SF
- Max sign is proposed at 44 SF
- Non-Illuminated signs in AG
- Both signs are illuminated

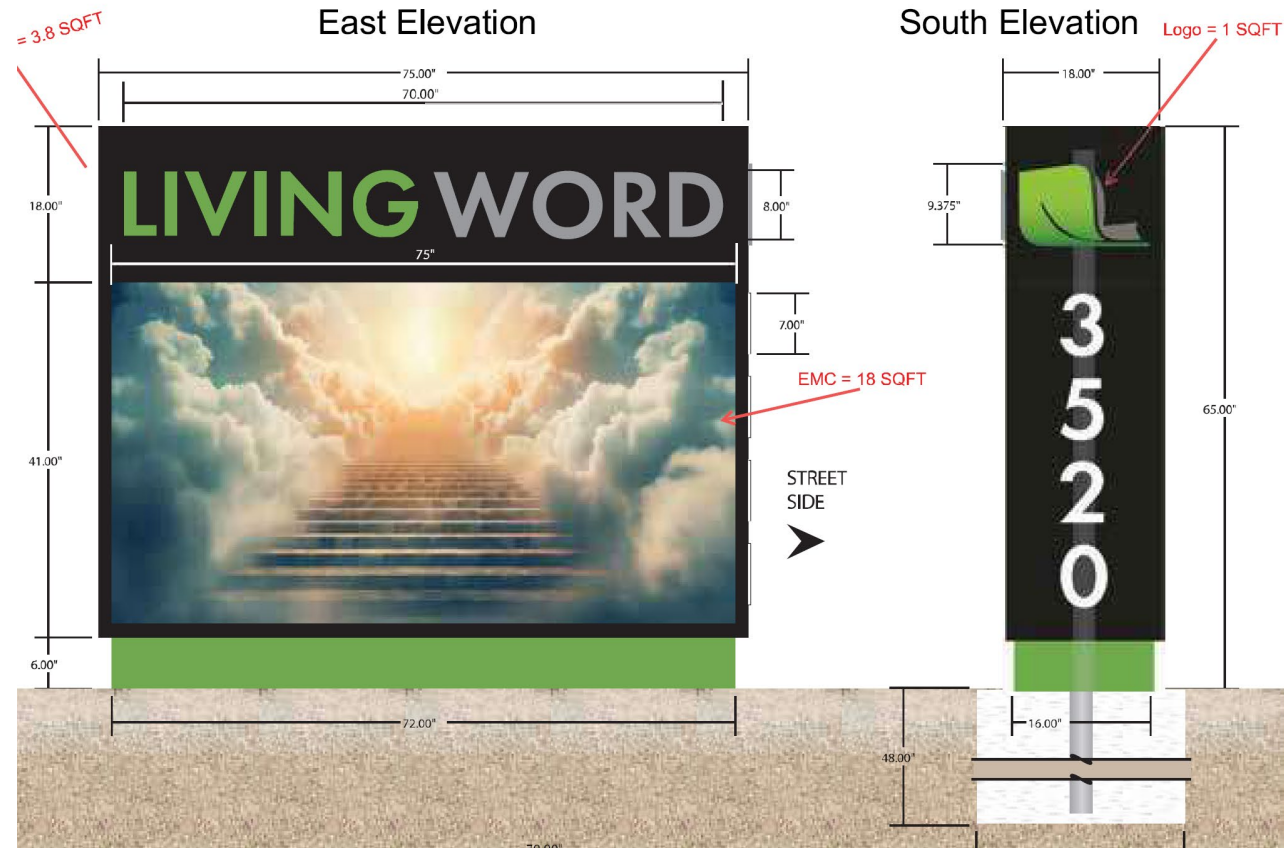




Signage



Monument A



Monument C



Special Use Permit (SUP)

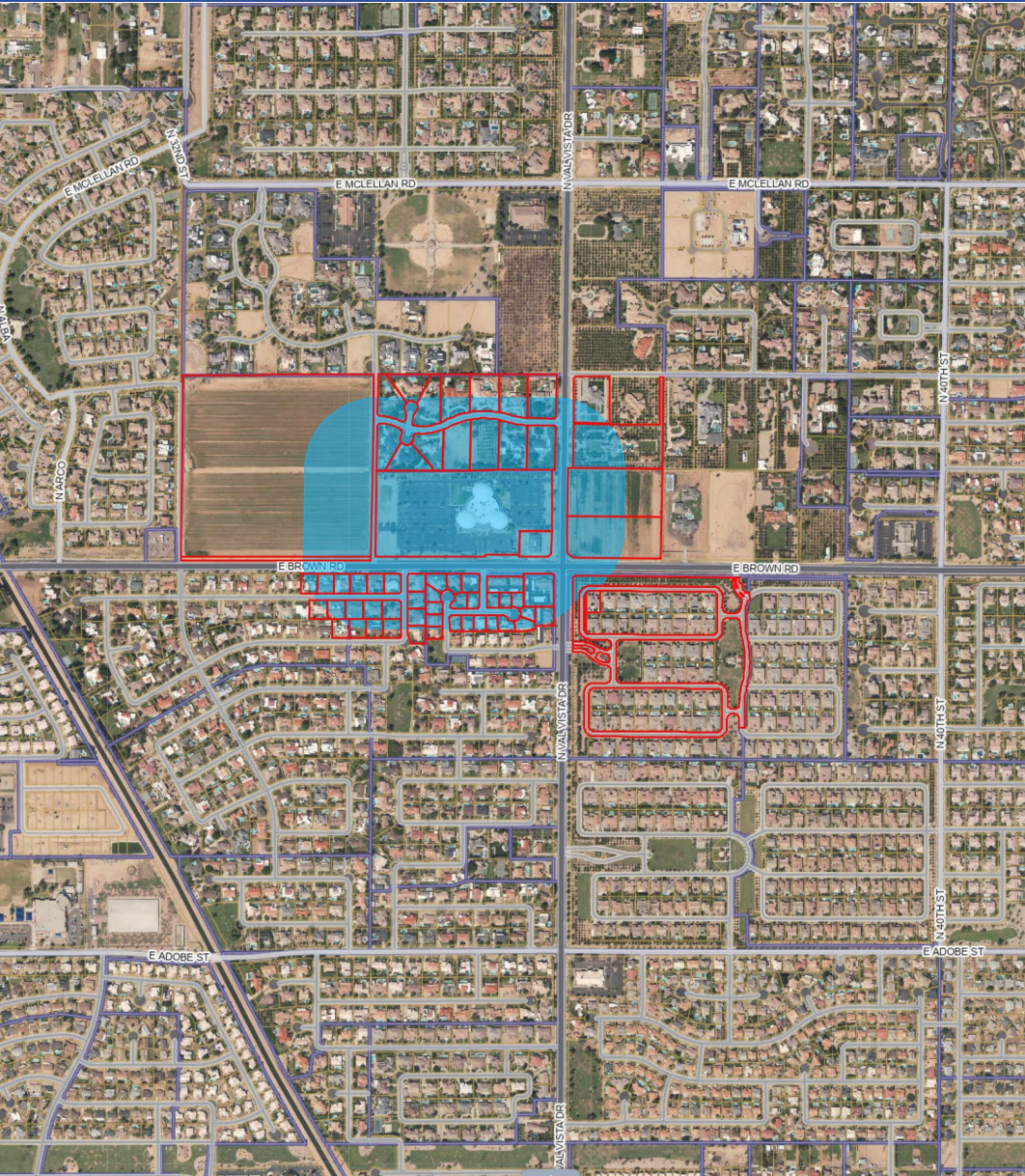
Per MZO Section 11-70-5, a SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria:

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;
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 with any other applicable City plan or policies;
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
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Comprehensive Sign Plan (CSP)

Per MZO Section 11-46-3, the Board of Adjustment may approve a CSP containing elements which exceed the permitted height, area, and number of signs specified in this Sign Ordinance if the CSP conforms to the required findings in 11-70-5 of the Zoning Ordinance and upon a finding that:

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



Notification

- Notified property owners within 500', HOAs, and registered neighborhood
- Online comment cards have been received
- One email with questions on Electronic Message Display



Findings

- Complies with the 2050 Mesa General Plan
- Meet the CSP criteria of Section 11-46-3(D) in the MZO
- Meets the SUP findings of Section 11-70-5(E) in the MZO



Recommendation

Approval with conditions

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