



BOARD OF ADJUSTMENT

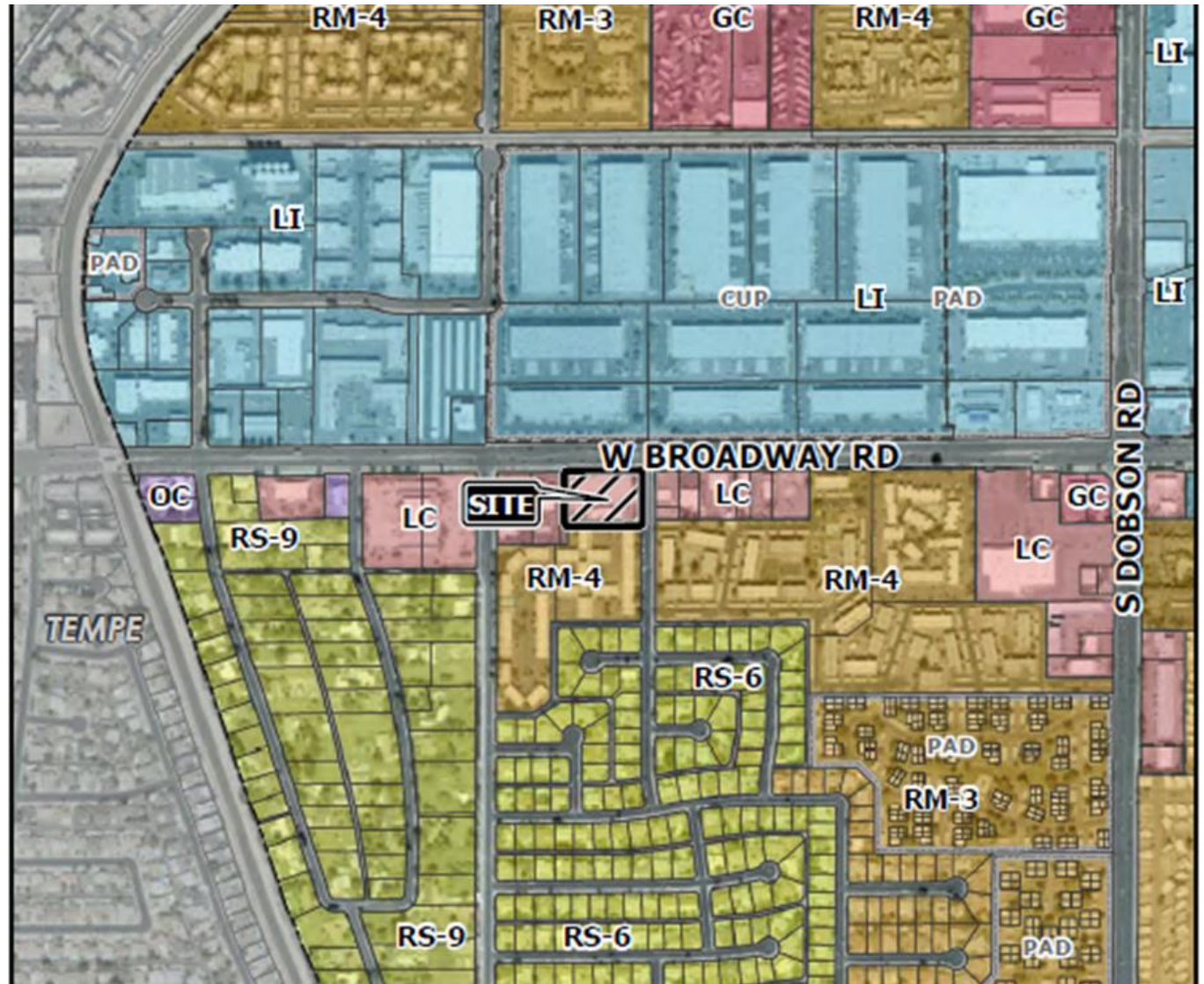
November 4, 2020



BOA20-00622

Location

- West of Dobson on the south side of Broadway.





General Plan

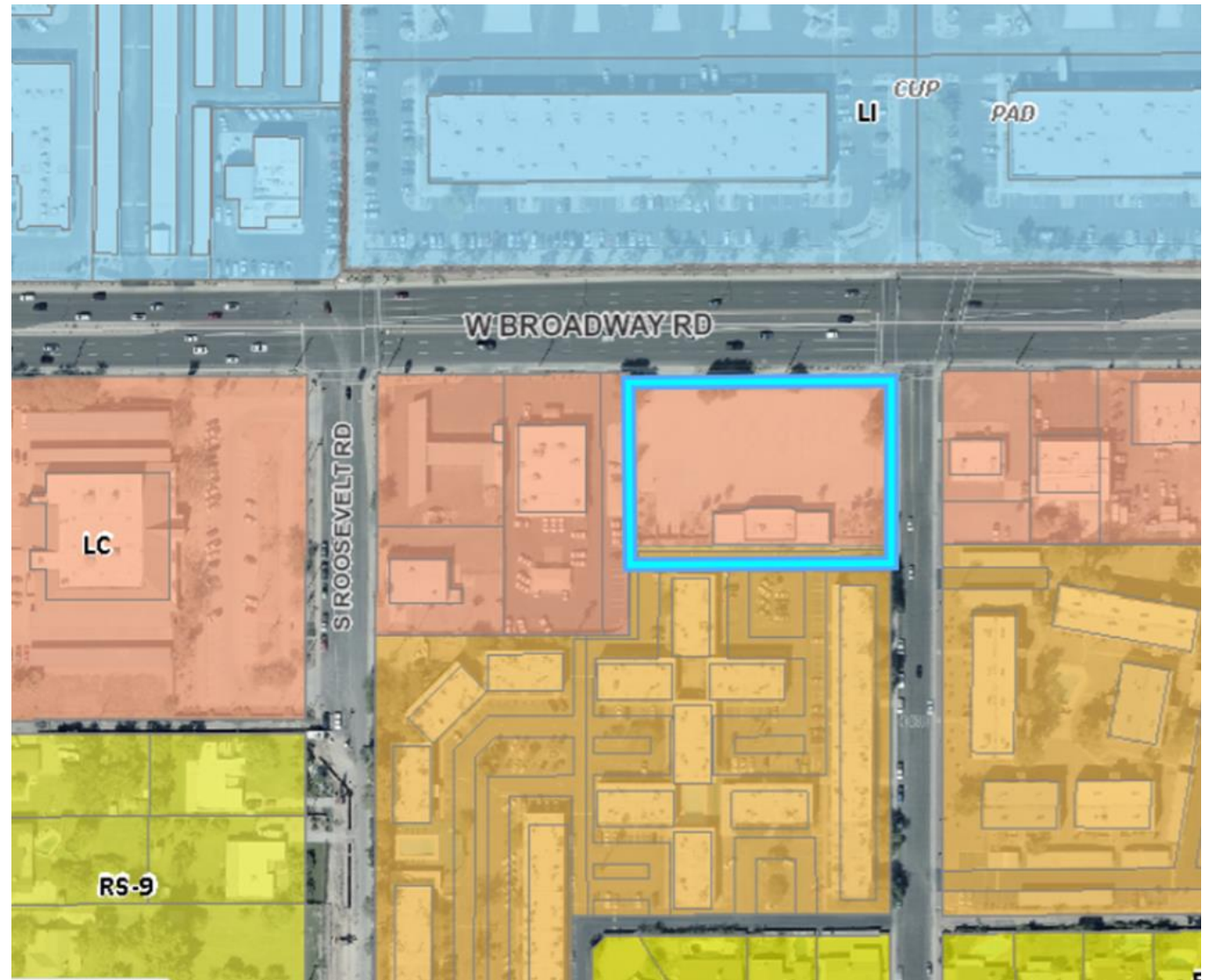
Neighborhood

- Provide safe places for people to live where they can feel secure and enjoy their surrounding community

Zoning

Limited Commercial (LC)

- Medical/dental office are a permitted use in the LC district



Site Photos



Looking southwest towards the site



Looking south towards the site



Request

- Special Use Permit

Purpose

- To allow for a Comprehensive Sign Plan in the LC district

Proposal vs. Requirements

Table 1: Attached Signs

Sign Standards	Allowed Per MZO	Applicant Proposed CSP
Number of permanent signs	3	8
Maximum aggregate sign area calculation	160 square feet	86 square feet
Maximum sign area per sign	160 square feet	34 square feet

Table 2: Detached Signs

Sign Standards	Allowed Per MZO	Applicant Proposed CSP
Number of detached signs	Multiple signs	1 sign
Maximum aggregate sign area calculation	516 square feet	440
Maximum height per sign	12 feet (1-foot of sign height per 20 lineal feet of street frontage)	14 feet
Maximum area per sign	80 square feet	217 square feet

Table 3: Statues, Sculptures, and Three-dimensional Figures

Sign Standards	Allowed Per MZO	Applicant Proposed CSP
Statues, sculpture, or three-dimensional figure	50% of the statues, sculpture, or three-dimensional figure is deducted from the total sign allowance	Three (3), three-dimensional figures that would not be counted towards the total sign allowance

Attached Signs

- 4 backlit signs and 4 non-lit signs
- All signs on the north elevation

ATTACHED SIGNAGE TABLE ALLOWED SIGNAGE - (3 SIGNS AT 160 SQ FT TOTAL)		
A	BACKLIT SIGN 20" X 120" X 6" QTY: 2 16.66 SQ FT EACH 34 SQ FT TOTAL	DENTAL DEPOT
B	BACKLIT SIGN 20" X 108" X 6" QTY: 1 15 SQ FT EACH 15 SQ FT TOTAL	FAMILY DENTISTRY & ORTHODONTICS
C	BACKLIT SIGN 15" X 108" X 6" QTY: 1 11.25 SQ FT EACH 11.25 SQ FT TOTAL	OPEN SATURDAYS
D	NON-LIT SIGN 16" X 72" X 1/8" QTY: 2 8 SQ FT EACH 16 SQ FT TOTAL	ELEV. 1246.7'
E	NON-LIT SIGN 23" X 45" X 1/8" QTY: 1 7.2 SQ FT EACH 7.2 SQ FT TOTAL	Generic, D.D.S.
F	NON-LIT SIGN 15" X 30" X 1/8" QTY: 1 3.125 SQ FT EACH 3.125 SQ FT TOTAL	MESA
ATTACHED SIGNAGE TOTAL = (8 SIGNS) 86 SQ FT		

BLACK BOX
BLACK CABINET
WHITE LETTERS

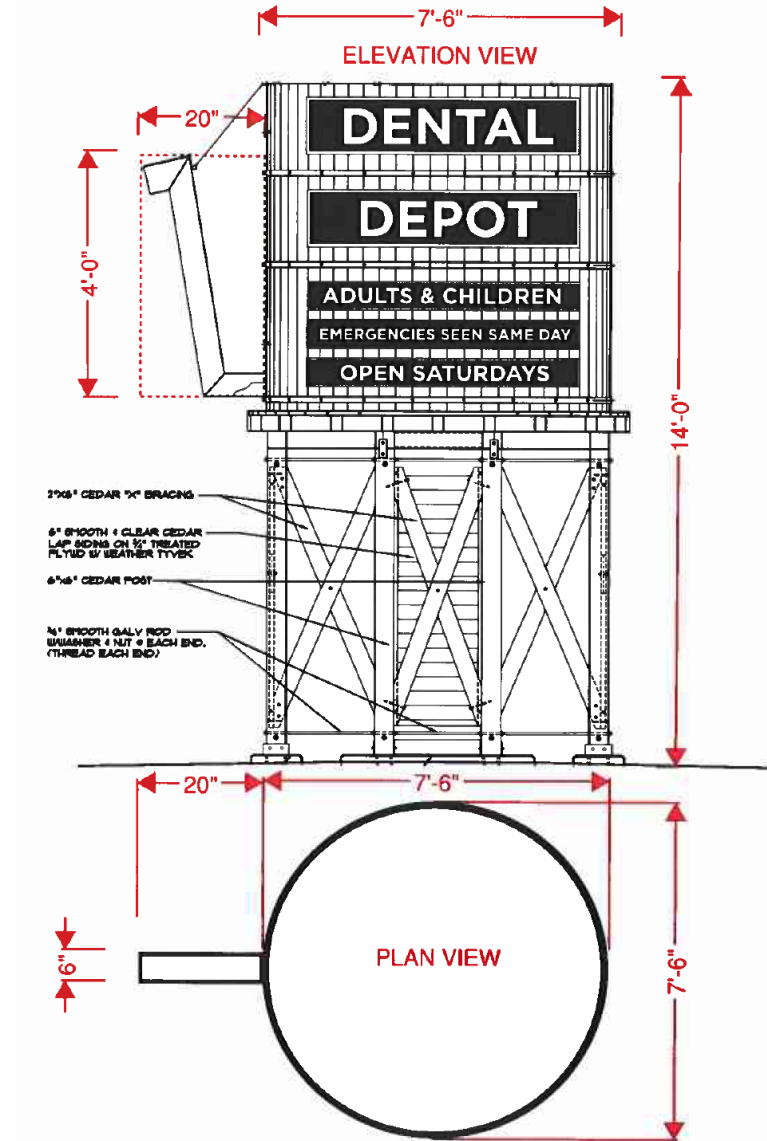
Each LIT cabinet has LED modules and (1 or 2) power supplies internally mounted. Total AMP per sign is (1.5 AMPs).

Rendering



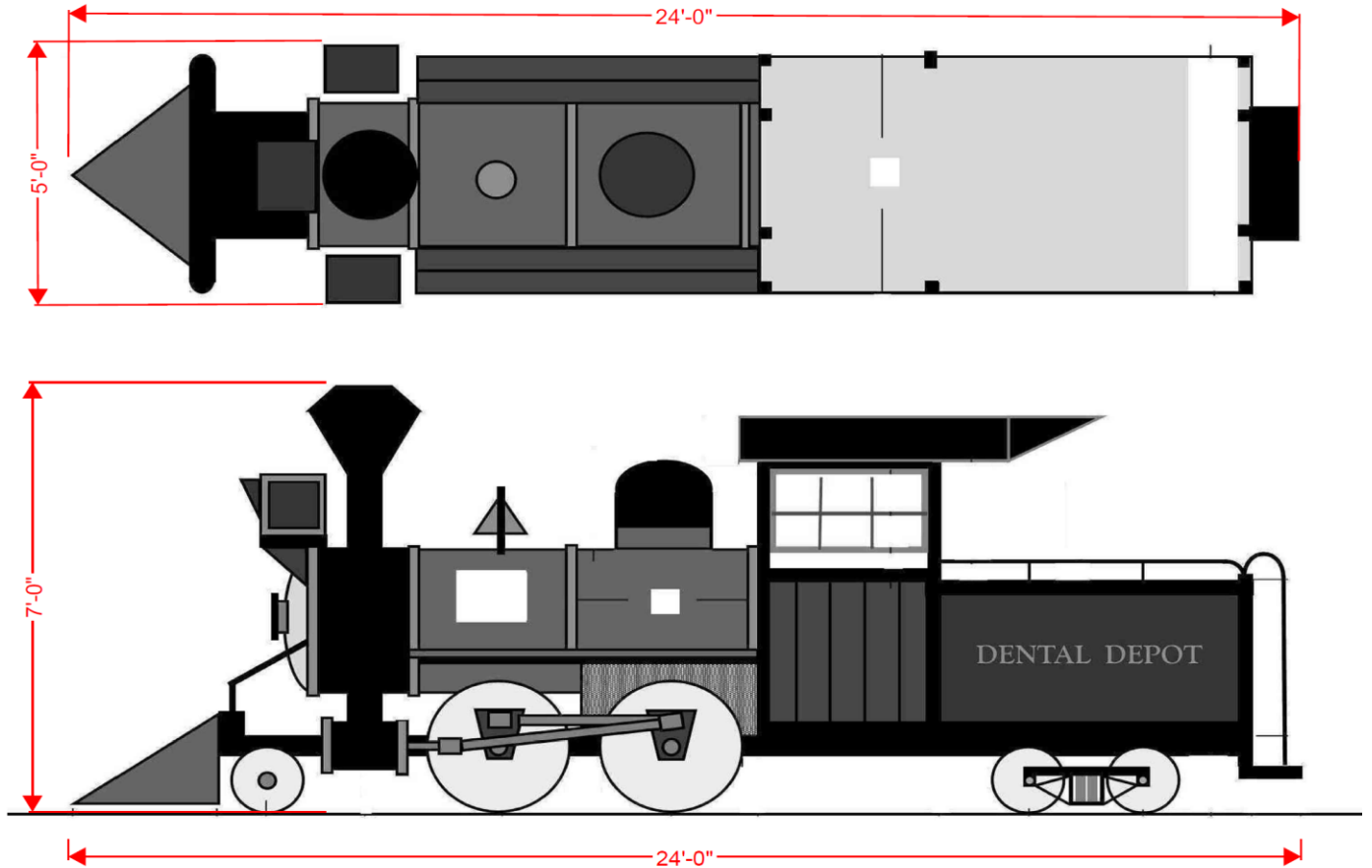
Detached Sign

- Located at the northeast corner of the site
- Outside visibility triangles and outside of the right-of-way



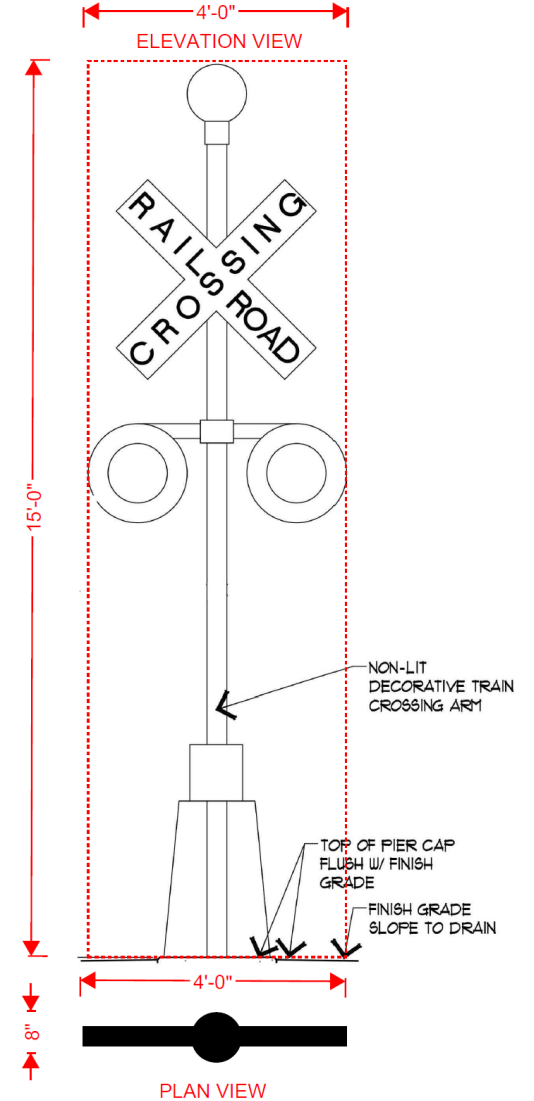
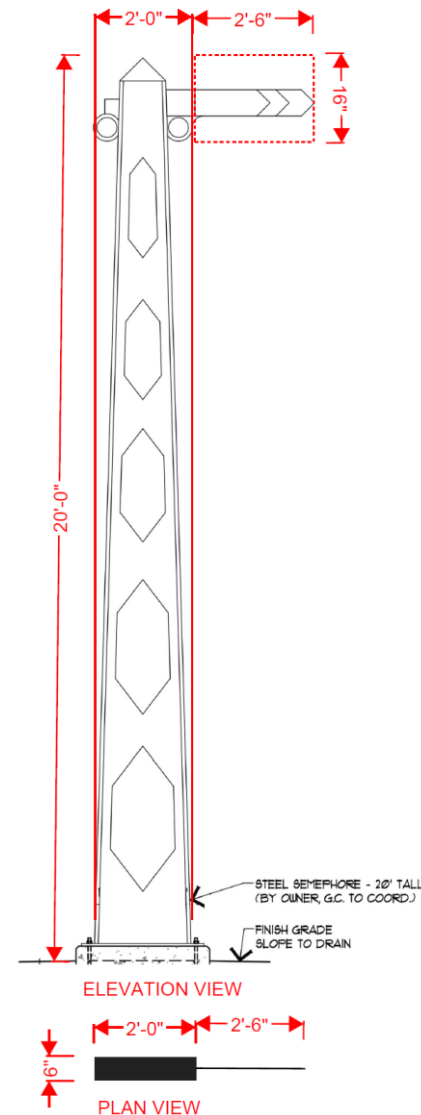
Three-Dimensional Objects

- Model Train
- To be located in front of the dental office in the foundation base area



Three-Dimensional Objects

- Semaphore located in landscape area to the east of the building
- Train crossing arm to be located to the west of the driveway on Broadway



Approval Criteria

Section 11-43-6(D) CSP Criteria



#1 The site contains unique or unusual physical conditions that would limit or restrict normal sign visibility



#2 The development exhibits unique characteristics of land use, that represent a clear variation from conventional development



#3 The proposed signage incorporates special design features that reinforce or are integrated with the building architecture.

Approval Criteria

Section 11-70-5(E) SUP Criteria

- | | |
|---|---|
| ✓ | #1 Project will advance the goals and objectives of the General Plan and other City plan and/or policies; |
| ✓ | #2 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; |
| ✓ | #3 Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and |
| ✓ | #4 Adequate public services, public facilities and public infrastructure are available. |

Summary

Findings

- The elevations were recommended for approval for the development of a train depot themed dental office building on October 13, 2020 by the Design Review Board.
- The materials and design of the proposed signs will be well integrated with the theme and architecture of the building.
- The proposed CSP conforms to the criteria outlined in Section 11-46-3(D) of the MZO for approval of a CSP.
- The proposed CSP conforms to the criteria outlined in Section 11-70-5(E) of the MZO for approval of a SUP.
- The subject CSP will advance the goals and objectives of the General Plan. The sign area allowances are also consistent with the location, size, design and operating characteristics of the property and will not be injurious or detrimental to the surrounding properties.

Staff Recommendation

Approval with Conditions



BOARD OF ADJUSTMENT

November 4, 2020