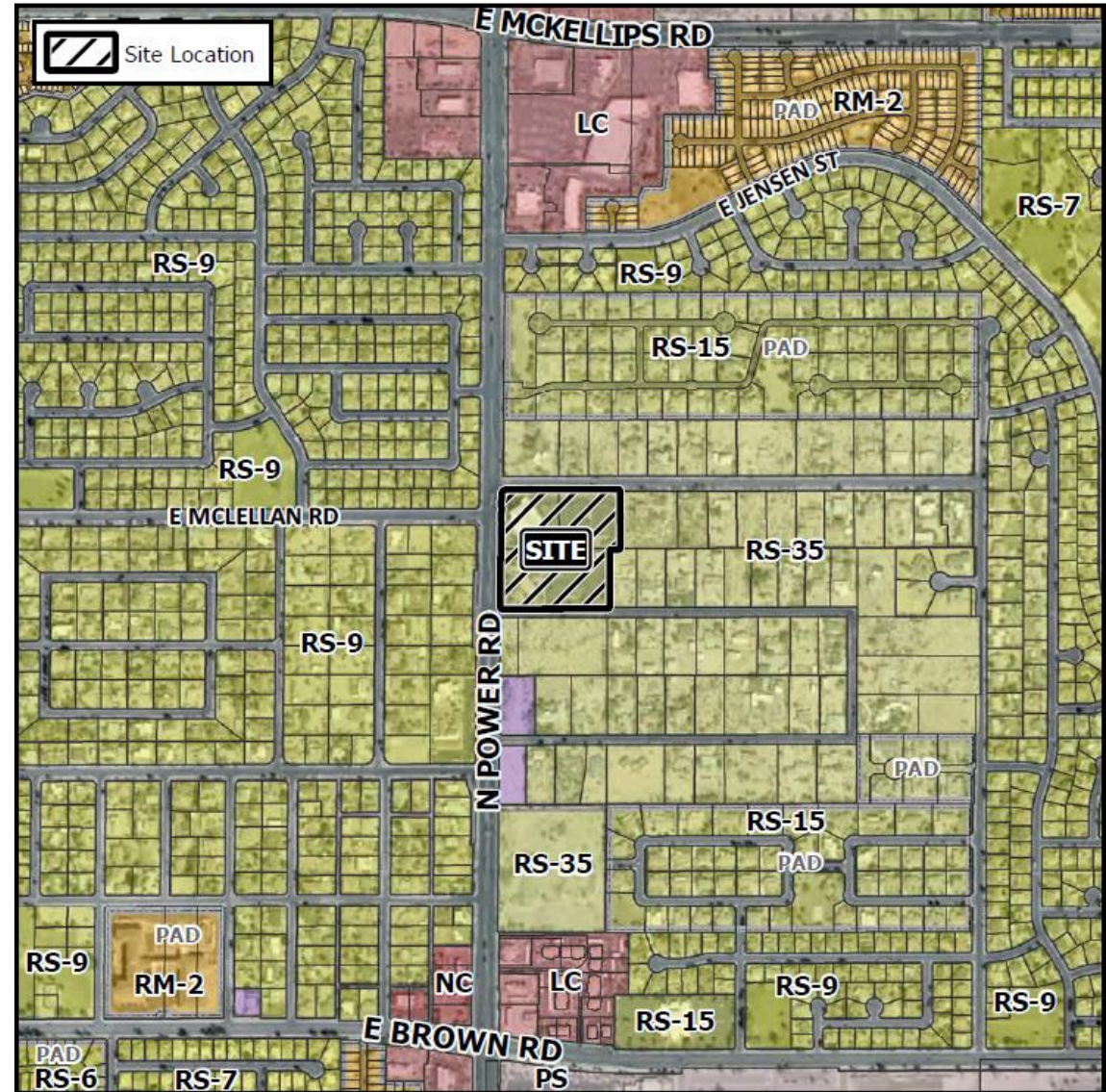




**BOA20-00696**

# Location

- South of McKellips Road  
on the east side of  
Power Road







# General Plan

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## Neighborhood

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

## Large lot-Rural Sub-type

- Places of worship are a permitted secondary land use/Church is existing

# Zoning

- Single Residence 35 (RS-35)
  - Places of worship are a permitted use.





# Site Photos



Northwest corner (Indigo and Power)



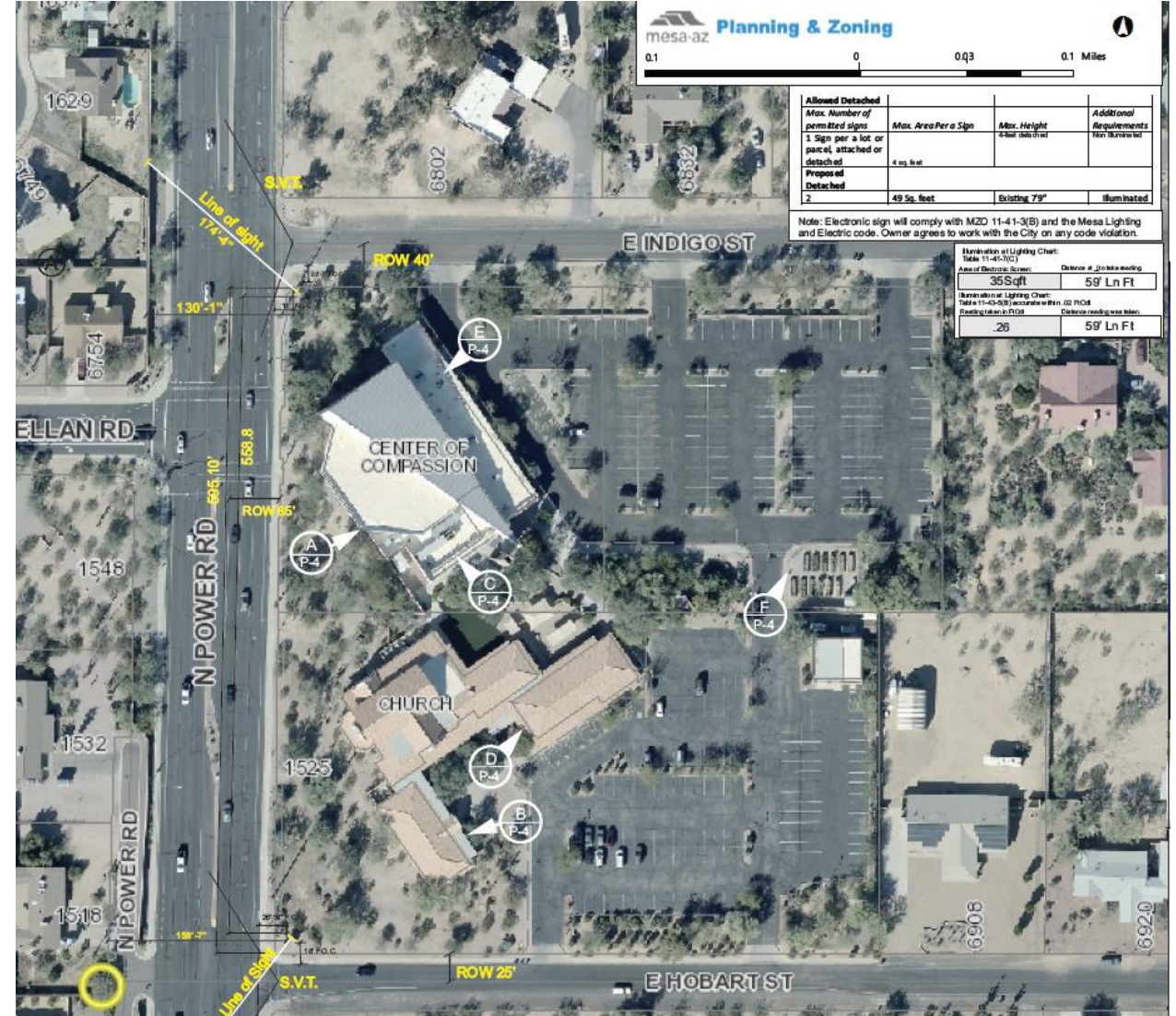
Southwest corner (Hobart and Power)

# Request

- Special Use Permit

# Purpose

- Comprehensive Sign Plan



# Detached signage

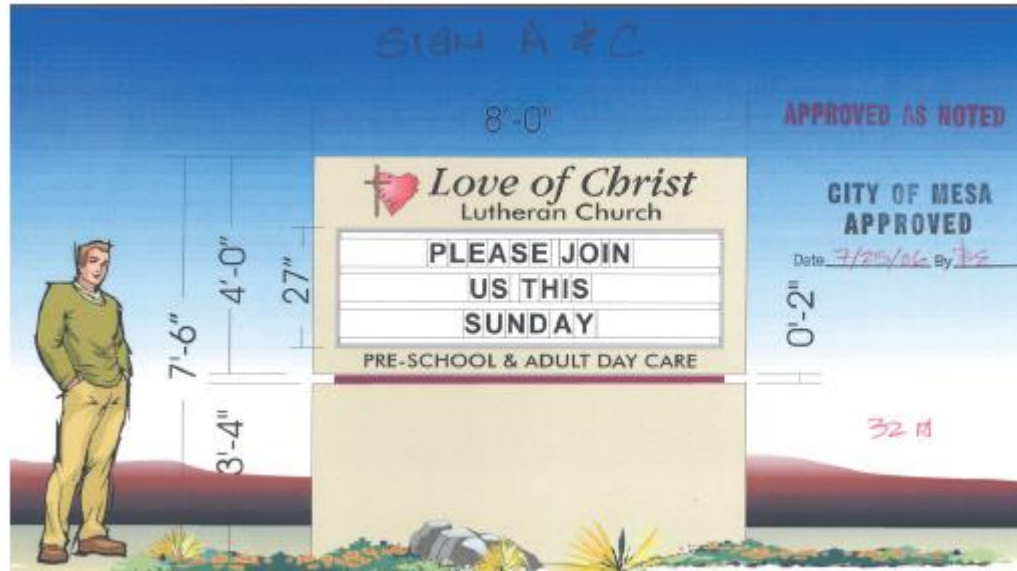
- Exceed max area per a sign
- Exceed max height per a sign
- Allow for illumination/24 hour illumination with conditions
- Be closer than 15 feet from back of curb along Power Road

| Sign Standards                       | Allowed Per MZO                                                                                       | Existing Signage Measurements                                     | Applicant Proposed CSP                                                   |
|--------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------------------|
| Max number of permitted signs        | 1 sign per a lot or parcel                                                                            | 1 sign per a lot or parcel                                        | 1 sign per a lot or parcel                                               |
| Maximum area per a sign              | 4 square feet                                                                                         | 32 square feet                                                    | <b>48 square feet</b>                                                    |
| Maximum height per a sign            | 4 feet                                                                                                | 7 feet and 6 inches                                               | <b>7 feet and 6 inches</b>                                               |
| Additional Requirements              | Non illuminated                                                                                       | Non illuminated                                                   | <b>Illuminated</b>                                                       |
| Electronic Message Panels            | Sign shall not be illuminated between 11PM and sunrise when within 150 feet of a single residence     | Non illuminated sign                                              | <b>Illuminated 24 hours a day</b>                                        |
| Design Standards for Permanent Signs | For roads with three or more traffic lanes, no sign shall be closer than 15 feet to the front of curb | North sign is 13 feet from base of sign to front of curb on Power | <b>North sign is 13 feet from base of sign to front of curb on Power</b> |

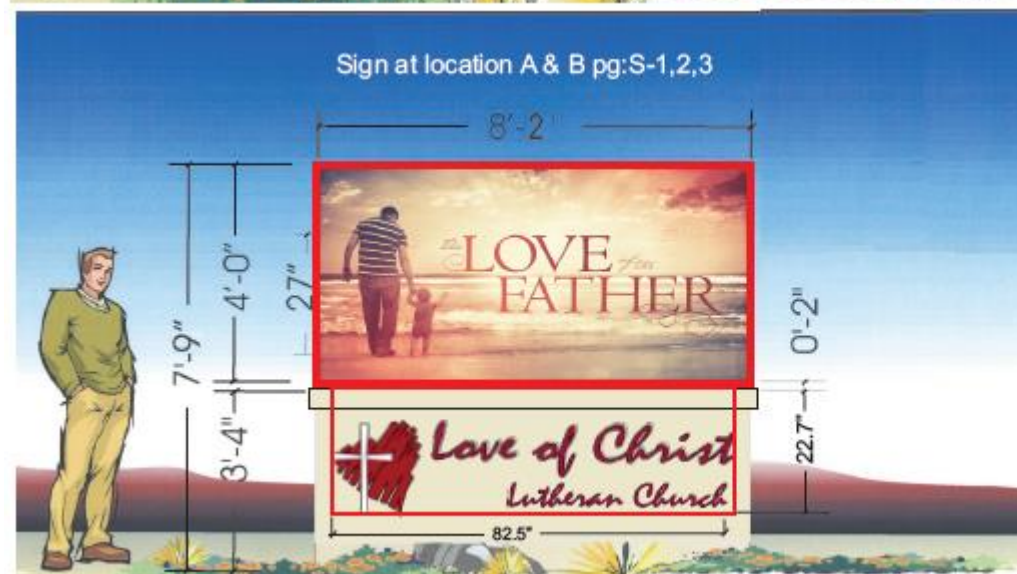


# Elevations

- Top: Permitted Signage from 2006
- Bottom: Requested Signage



SIGN AREA BEFORE:  
32 Sqft.



SIGN AREA AFTER:  
48sqft

Color match H.D.



Texture: Montex Sand Med.

Existing Base  
and Aluminum cabinet.

Location no change

Height no change, noted  
to actual in field.

Scope: change reader board  
to digital EMC  
add identity sign.

Brightness: to code adj w/ light  
probe and auto adjust.



# Approval Criteria

## Section 11-43-6(D) CSP Criteria

X

#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

- A. The Church of Christ is made up of three parcels, totaling just under 8 acres in size, with over 590 linear feet of street frontage on Power Road.
- B. The three parcels that make up the Church of Christ campus are zoned RS-35.
- C. The applicants are proposing to modify two existing legal nonconforming monument signs located along Power Road.
- D. The existing monument signs were permitted in 2006 with a sign area allowance of 32 square feet, a height of seven feet six inches (7'6"), and the placement of one sign 13 feet from the front of the curb on Power Road.
- E. The modifications include increasing the sign area for both signs to be 48 square feet, to allow a portion of both monument signs to be electronic, and for the electronic portions to be on 24 hours a day, with auto dimming that conforms with the Mesa Zoning ordinance requirements.
- F. Both existing sign structures will be maintained.
- G. Today's sign code does not allow illuminated signs in the RS district and all detached signs are limited in height to four feet (4') with 4 square feet (4') of sign area.
- H. The requested modifications of the CSP are consistent with a Public/Semi-public use, and the size of the site.
- I. The existing use of the site as a church is consistent with the Neighborhood Character Area and the goals of the Mesa 2040 General Plan.
- J. The monument signs will meet the requirements of MZO Section 11-43-5 and reducing the brightness of the electronic message panels in the evening and at night.
- K. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

## Staff Recommendation

### Approval with Conditions